

# \$1,180,000 - 6216 Bower Well Rd, Austin

MLS® #3500100

**\$1,180,000**

4 Bedroom, 4.00 Bathroom, 3,040 sqft  
Residential on 0.17 Acres

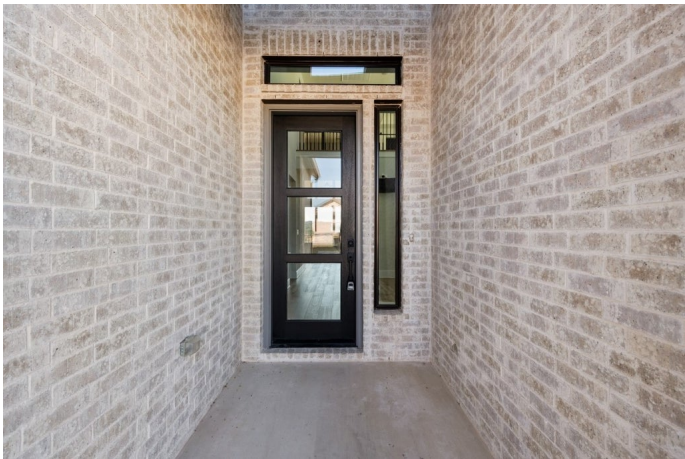
Sweetwater, Austin, TX

Westin Homes FORMER MODEL In Highly Sought After Sweetwater Community. Brand New Never Lived In On A Greenbelt Lot With BREATHTAKING HILL COUNTRY VIEWS!!! Full Of Upgrades Including A Gorgeous 2-Story Rotunda Entry w/ Wrought Iron Circular Staircase. Gourmet Open Island Kitchen w/ Quartz Countertops, 42" Tall Kitchen Cabinets w/ Uppers & Built-In Stainless Steel Appliances. Family Room w/ High Ceilings & Wall of Windows. Large Covered Patio. Private Primary Suite Down w/ Luxurious Bath Featuring Double Vanity Sinks w/ Quartz Countertops, Large Walk-in Shower & Free-Standing Tub. Study w/ Double Doors, Formal Dining, 2nd Bedroom with Full Bath Downstairs. Upstairs features Media Room, Game Room & 2 Beds / 1 Full Baths. Tray Ceilings, Art Niches, Architectural Details and more! Lake Travis Independent School District.

Built in 2024

## Essential Information

MLS® #	3500100
Price	\$1,180,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,040
Acres	0.17



Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Water Feature/View

View	ParkGreenbelt,Hills
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### Community Information

Address	6216 Bower Well Rd
Area	LS
Subdivision	Sweetwater
City	Austin
County	Travis
State	TX
Zip Code	78738

### Amenities

Utilities	Underground Utilities
Features	Barbecue, Common Grounds/Area, Playground, Park, Pool, Trails/Paths, Community Mailbox, Dog Park, Fitness Center, Internet Access, Pet Amenities, Sidewalks
Parking	Garage, Attached
# of Garages	2

### Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Disposal, Microwave, Built-In Gas Oven, Built-In Range, Cooktop, Gas Cooktop
Heating	Central, Ceiling
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### Exterior

Exterior Features	See Remarks
Lot Description	Cul-De-Sac
Roof	Composition
Construction	Brick, Stone

Foundation                      Slab

**School Information**

District                      Lake Travis ISD  
Elementary                      Rough Hollow  
Middle                      Lake Travis  
High                      Lake Travis

**Additional Information**

Date Listed                      January 20th, 2025  
Days on Website                      267  
Days on Market                      264  
HOA Fees                      230  
HOA Fees Freq.                      Quarterly

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