

# \$814,500 - 7625 Brecourt Manor Way, Austin

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MLS® #4980733

**\$814,500**

4 Bedroom, 2.00 Bathroom, 2,526 sqft

Residential on 0.23 Acres

Circle C, Austin, TX

Beautifully Updated 4-Bedroom, 2-Bath Home with No Backyard Neighbors – Prime Location Near Clayton Elementary

This move-in ready 4-bedroom, 2-bath home offers the perfect combination of comfort, privacy, and convenience. Also has separate office and features a formal dining area perfect for entertaining.

Fresh interior AND exterior paint, and custom interior wood shutters that add a touch of timeless elegance. Recently updated eat in kitchen and breakfast room with beverage fridge.

Newly sodded yard – ideal for outdoor enjoyment without the hassle of high maintenance. A recent roof replacement adds peace of mind and long-term value.

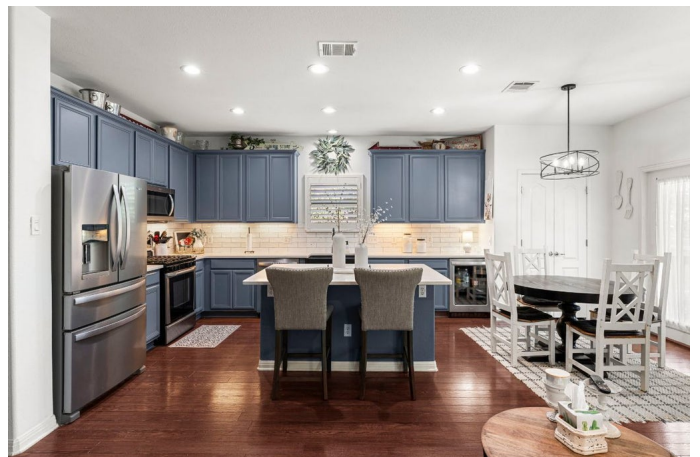
Located within walking distance to Clayton Elementary, this home is also just steps away from the neighborhood pool and community center, making it a great choice for those who love community amenities.

Built in 2008

## Essential Information

MLS® # 4980733

Price \$814,500



|                |                         |
|----------------|-------------------------|
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,526                   |
| Acres          | 0.23                    |
| Year Built     | 2008                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### **Water Feature/View**

|      |            |
|------|------------|
| View | TreesWoods |
|------|------------|

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 7625 Breccourt Manor Way |
| Area        | SWW                      |
| Subdivision | Circle C                 |
| City        | Austin                   |
| County      | Travis                   |
| State       | TX                       |
| Zip Code    | 78739                    |

### **Amenities**

|              |   |
|--------------|---|
| Utilities    | Electricity Connected, Fiber Optic Available, Natural Gas Available, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected |
| Features     | Common Grounds/Area, Clubhouse, Community Mailbox, Golf, Gated, Playground, Pool, Sidewalks, Tennis Court(s), Trails/Paths                          |
| Parking      | Attached  |
| # of Garages | 2   |

### **Interior**

|              |   |
|--------------|---|
| Interior     | Carpet, Tile, Wood  |
| Appliances   | Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Disposal, Gas Water Heater, Microwave, Range Hood, Stainless Steel Appliance(s), Wine Refrigerator |
| Heating      | Natural Gas   |
| # of Stories | 1   |
| Stories      | One   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | In-Wall Pest Control System, Private Entrance                                     |
| Lot Description   | Back Yard, Landscaped, Sprinklers Automatic, Trees Large Size, Close to Clubhouse |
| Roof              | Composition   |
| Construction      | Masonry, Stucco   |
| Foundation        | Slab  |

## School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Clayton    |
| Middle     | Gorzycki   |
| High       | Bowie      |

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | June 20th, 2025 |
| Days on Website | 117             |
| Days on Market  | 85              |
| HOA Fees        | 811             |
| HOA Fees Freq.  | Quarterly       |
| Gated Community | Yes             |

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