

\$1,675,000 - 3306 Larry Ln A, Austin

MLS® #5043713

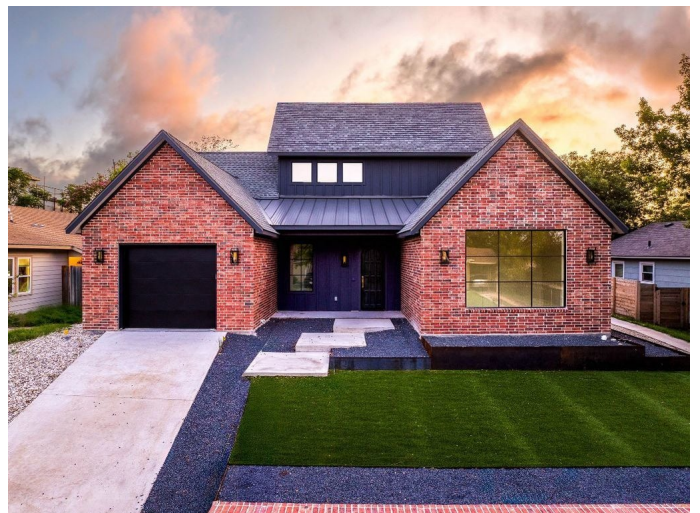
\$1,675,000

4 Bedroom, 4.00 Bathroom, 3,199 sqft

Residential on 0.19 Acres

Mcquown A N, Austin, TX

This custom residence pairs luxe design with an ideal layout. Each bedroom has its own bathroom, while three additional spaces—a generous butler’s pantry, mudroom, and upstairs bonus room—offer the flexibility to spread out and entertain with ease. Set in Cherrywood—known for its creative energy and walkability to Este, Dai Due, and Patrizi—this home is a must-see. Every detail emphasizes durability and safety. The hurricane-rated structure is engineered to withstand 155 mph winds, while fully insulated walls and thermally broken RAM windows enhance energy efficiency. A crushed concrete pad reinforces the foundation, ensuring long-term stability and security. Bold and architectural from the outside, the home opens into an interior that feels airy and elegant. Soaring ceilings, graceful arches, and natural light fill the space while maintaining privacy from neighbors. A gas fireplace adds warmth casting a soft glow that sets the tone for gatherings. At the heart of the home, a chef’s kitchen stuns with a Cornufo 110 gas range, polished nickel Perrin & Rowe Georgian Era fixtures & sleek push-to-open white oak and walnut cabinetry. The adjacent butler’s pantry, outfitted with a built-in fridge, Zephyr dual-zone wine cooler & expansive prep and storage zones, keeps the kitchen visually clean and ready for hosting. Every cabinet was thoughtfully designed with integrated trash pull-outs, utensil dividers, and concealed organization. The main-floor



primary suite is framed by tranquil pool views and features antique gold Rohl fixtures, a freestanding soaking tub, and honed Calacatta Gold Bardiglio marble floors. A custom vanity and brass-framed reeded glass doors add a refined, tailored finish. Step outside to a covered porch and private turf backyard with a serene pool—an ideal setting for weekend lounging or sunset dinners. An eight foot privacy fence encloses the space, while soffit downlighting and step illumination create a warm glow long after the sun goes down.

Built in 2024

Essential Information

MLS® #	5043713
Price	\$1,675,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,199
Acres	0.19
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Neighborhood
------	--------------

Community Information

Address	3306 Larry Ln A
Area	3
Subdivision	Mcquown A N
City	Austin
County	Travis
State	TX
Zip Code	78722

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Park, Curbs, Dog Park, Trails/Paths
Parking	Driveway, Door-Single, Garage, Off Street
# of Garages	1

Interior

Interior	Carpet Free, Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Built-In Gas Range, Built-In Refrigerator, Gas Oven, Tankless Water Heater, Wine Refrigerator
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Interior Lot, Gentle Sloping
Roof	Composition
Construction	Frame, Blown-In Insulation, Brick, See Remarks, Spray Foam Insulation
Foundation	Slab

School Information

District	Austin ISD
Elementary	Maplewood
Middle	Kealing
High	McCallum

Additional Information

Date Listed	April 2nd, 2025
Days on Website	198
Days on Market	187

Property Listed by: eXp Realty, LLCThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 18th, 2025 at 8:46pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.