

# \$540,000 - 407 Meadowlark St B, Austin

MLS® #5943908

**\$540,000**

3 Bedroom, 3.00 Bathroom, 2,235 sqft

Residential on 0.14 Acres

Cardinal Hills Unit 03, Austin, TX

Take advantage of the limitless possibilities of this unrestricted residence: an idyllic, low maintenance, like new residence in the heart of Lakeway, Side A is also for sale to combine both residences to create a timeless, stately haven, maintain as an exceptional income-producing property that allows for short-term rentals, or take advantage of Austin's robust rental market by purchasing both sides and live in 1 home while renting out the other! Recently built by a resident builder that prides himself in providing the highest level of finishes curated from around the globe. Tile roofs, European white oak floors, bespoke tile and fixtures are some of the many thoughtful touches to this elegant home. The generously sized backyard provides limitless potential to create the oasis of your dreams. No HOA and outside of the ETJ gives boundless opportunities to create your fantasy haven and make it your own! Priced \$300K BELOW what it would cost to build a bespoke home of this size and quality today-407 N Meadowlark is a once in lifetime buying opportunity! Low 1.6% tax rate, and great public and private school options nearby makes it easy to call home. Call Shailene Smith today to schedule your private tour! \*select photos have been digitally enhanced to illustrate value add potential; pool photo illustrates yard space at .135 acres. Fence currently separates both residences, but may be removed.



Built in 2022

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 5943908     |
| Price          | \$540,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,235       |
| Acres          | 0.14        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Townhouse   |
| Status         | Active      |

Water Feature/View

|      |                  |
|------|------------------|
| View | CityLights, City |
|------|------------------|

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 407 Meadowlark St B    |
| Area        | LS                     |
| Subdivision | Cardinal Hills Unit 03 |
| City        | Austin                 |
| County      | Travis                 |
| State       | TX                     |
| Zip Code    | 78734                  |

Amenities

|              |                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------|
| Utilities    | Cable Available, Electricity Available, High Speed Internet Available, Sewer Connected, Water Connected |
| Features     | None                                                                                                    |
| Parking      | Driveway, Garage, Off Street                                                                            |
| # of Garages | 2                                                                                                       |
| Garages      | Garage Door Opener                                                                                      |

Interior

|            |                                                                                     |
|------------|-------------------------------------------------------------------------------------|
| Interior   | Carpet, Tile, Wood                                                                  |
| Appliances | Dishwasher, Electric Water Heater, Free-Standing Electric Range, Vented Exhaust Fan |
| Heating    | Central                                                                             |

|              |     |
|--------------|-----|
| # of Stories | 2   |
| Stories      | Two |

## Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                                                                                          |
| Lot Description   | Sprinklers In Rear, Sprinklers In Front, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Few Trees, Trees Small Size |
| Roof              | Tile                                                                                                                                                          |
| Construction      | Frame, Glass, Concrete, Stone, Stucco                                                                                                                         |
| Foundation        | Slab                                                                                                                                                          |

## School Information

|            |                 |
|------------|-----------------|
| District   | Lake Travis ISD |
| Elementary | Lake Travis     |
| Middle     | Hudson Bend     |
| High       | Lake Travis     |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | November 13th, 2024 |
| Days on Website | 337                 |
| Days on Market  | 224                 |

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