

# \$375,000 - 8316 Ausblick Ave, Austin

MLS® #6287750

## \$375,000

3 Bedroom, 3.00 Bathroom, 1,660 sqft  
Residential on 0.11 Acres

Easton Park, Austin, TX

Located in the heart of Easton Park in southeast Austin, this stunning 3-bed, 3-bath home offers the perfect blend of urban convenience and suburban charm. Just minutes from downtown and the airport, enjoy easy access to Austin's vibrant music scene, restaurants, and entertainment. Inside, the open layout features engineered hardwood floors, abundant natural light, and a sleek kitchen with quartz countertops, stainless steel appliances, and a walk-in pantry. The main-level bedroom adds flexibility, while the spacious upstairs primary suite boasts high ceilings, dual vanities, a walk-in shower, and a large closet. Enjoy community amenities including trails, a gym, resort-style pool, dog parks, and sports courts—all in a neighborhood known for its welcoming spirit and active lifestyle.

Built in 2021

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 6287750   |
| Price          | \$375,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,660     |
| Acres          | 0.11      |
| Year Built     | 2021      |



|          |                         |
|----------|-------------------------|
| Type     | Residential             |
| Sub-Type | Single Family Residence |
| Status   | Active Under Contract   |

### **Water Feature/View**

|      |      |
|------|------|
| View | None |
|------|------|

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8316 Ausblick Ave |
| Area        | SC                |
| Subdivision | Easton Park       |
| City        | Austin            |
| County      | Travis            |
| State       | TX                |
| Zip Code    | 78744             |

### **Amenities**

|              |                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------|
| Utilities    | Electricity Available, Natural Gas Available                                                  |
| Features     | Common Grounds/Area, Community Mailbox, Dog Park, Park, Pool, Street Lights, Sidewalks, Curbs |
| Parking      | Attached, Driveway, Garage, Garage Faces Side, Off Street                                     |
| # of Garages | 2                                                                                             |
| Garages      | Garage Door Opener                                                                            |

### **Interior**

|              |                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------|
| Interior     | Carpet, Tile, Wood                                                                                    |
| Appliances   | Dishwasher, Exhaust Fan, Microwave, Oven, Stainless Steel Appliance(s), Built-In Oven, Cooktop, Range |
| Heating      | Central                                                                                               |
| # of Stories | 2                                                                                                     |
| Stories      | Two                                                                                                   |

### **Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Rain Gutters, No Exterior Steps         |
| Lot Description   | Front Yard, Few Trees, Trees Small Size |
| Roof              | Composition, Shingle                    |
| Construction      | HardiPlank Type                         |
| Foundation        | Slab                                    |

### **School Information**

|            |                |
|------------|----------------|
| District   | Del Valle ISD  |
| Elementary | Newton Collins |
| Middle     | Ojeda          |
| High       | Del Valle      |

### **Additional Information**

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 24th, 2025 |
| Days on Website | 103             |
| Days on Market  | 74              |
| HOA Fees        | 64              |
| HOA Fees Freq.  | Monthly         |

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