

# \$1,250,000 - 3633 Peregrine Falcon Dr, Austin

MLS® #7081730

**\$1,250,000**

3 Bedroom, 3.00 Bathroom, 1,679 sqft

Residential on 0.28 Acres

Woodhaven, Austin, TX

Tucked into one of Westlake's most sought-after neighborhoods, 3633 Peregrine Falcon offers easy access to nearby green space and walkability to all three top-rated Eanes schools—Cedar Creek Elementary, Hill Country Middle, and Westlake High—as well as the community library. The spacious backyard, lined with mature trees and backing to a lush green space, creates a private and peaceful setting for outdoor living.

Inside, the open-concept layout is filled with natural light and features stately Pella doors that connect the main living and dining areas to the outdoors. The kitchen and bathrooms are tastefully appointed and well maintained, offering a timeless backdrop that complements a variety of styles. Architectural details like open riser stairs and large windows add to the home's airy, modern feel.

Positioned within the 360 Loop, this property offers the perfect blend of convenience and calm—just minutes to downtown Austin and 15 minutes to the airport. A rare opportunity to own in the heart of Westlake.

Built in 1980

## Essential Information

MLS® #	7081730
Price	\$1,250,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,679
Acres	0.28
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Water Feature/View**

View	TreesWoods
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### **Community Information**

Address	3633 Peregrine Falcon Dr
Area	8E
Subdivision	Woodhaven
City	Austin
County	Travis
State	TX
Zip Code	78746

### **Amenities**

Utilities	Electricity Connected, Natural Gas Available, Phone Available, Sewer Connected, Water Connected
Features	Curbs
Parking	Attached, Door-Single, Driveway, Enclosed, Garage Faces Front, Garage
# of Garages	2

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Gas Range
Heating	Central, Natural Gas
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

**Exterior**

Exterior Features	See Remarks
Lot Description	Trees Large Size, Trees Medium Size
Roof	Composition
Construction	Frame, Stone, Stone Veneer, Vinyl Siding
Foundation	Slab

**School Information**

District	Eanes ISD
Elementary	Cedar Creek (Eanes ISD)
Middle	Hill Country
High	Westlake

**Additional Information**

Date Listed	July 11th, 2025
Days on Website	95
Days on Market	35

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