

# \$774,000 - 7621 Paruline Dr, Austin

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MLS® #7493168

**\$774,000**

4 Bedroom, 4.00 Bathroom, 3,091 sqft

Residential on 0.26 Acres

Provence, Austin, TX

Welcome to the epitome of luxury living in the heart of

Provence! This exquisite home exemplifies meticulous craftsmanship and modern elegance. As you step inside, you are welcomed by luxurious LVP flooring that seamlessly flows throughout the living areas, primary retreat and up the stairs. The kitchen stands as the centerpiece of the home, showcasing a breathtaking waterfall edge island, complemented by built-in stainless steel appliances and striking pendant lighting. The butler's pantry makes serving the dining room a breeze while entertaining. Indulge in the spa-like bathroom, featuring a freestanding tub, walk-in shower with hexagon tile flooring, dual vanities with upgraded quartz counters and fixtures. The oversized walk-in closet is perfect for all your storage needs. Cozy up by the floor-to-ceiling stone fireplace, surrounded by built-in cabinets, or step outside to the extended covered patio for al fresco dining and to admire the serene surroundings of established oak trees on this expansive lot. Generously sized bedrooms feature walk-in closets and are connected by a jack-and-jill bath. Upstairs, you'll find a versatile game room and media room, perfect for entertainment or relaxation. The garage offers ample space, with vertical room for additional living or storage needs,



and includes a tandem space suitable for storage, a workout area, or a workshop. This home is more than just a residence; it is a masterpiece designed for comfort, luxury, and entertainment. Don't miss the chance to make this stunning property yours and experience the pinnacle of Provence living! Enjoy the convenience of being close to all that Bee Cave and Dripping Springs have to offer, as well as community amenities like a clubhouse, pool, playground, trails, and expansive open spaces. Plus, the youngest residents will attend the newest LTISD elementary school when it opens, adding to the community's appeal.

Built in 2021

**Essential Information**

MLS® #	7493168
Price	\$774,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,091
Acres	0.26
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

**Water Feature/View**

View	Neighborhood,TreesWoods
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**Community Information**

Address	7621 Paruline Dr
Area	LS

Subdivision	Provence
City	Austin
County	Travis
State	TX
Zip Code	78738

### **Amenities**

Utilities	Cable Available, Phone Available, Underground Utilities, Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected, Water Connected
Features	Community Mailbox, Curbs, Clubhouse, Common Grounds/Area, Planned Social Activities, Playground, Pool, Trails/Paths
Parking	Attached, Garage, Driveway, Inside Entrance, Storage
# of Garages	3
Garages	Garage Door Opener

### **Interior**

Interior	Carpet, Vinyl, Tile
Appliances	Dishwasher, Disposal, Microwave, Vented Exhaust Fan, Built-In Oven, Cooktop, Dryer, Exhaust Fan, Gas Cooktop, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Roof	Composition, Shingle
Construction	HardiPlank Type, Stone
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis

**Additional Information**

Date Listed	April 3rd, 2025
Days on Website	193
Days on Market	113
HOA Fees	83
HOA Fees Freq.	Monthly

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