

# \$1,050,000 - 407 Meadowlark St, Austin

MLS® #7817840

**\$1,050,000**

6 Bedroom, 6.00 Bathroom, 4,470 sqft

Residential on 0.28 Acres

Cardinal Hills Unit 03, Austin, TX

The options in this property are endless: an idyllic, expansive 6-bedroom, 4 car garage, multi generational home with fully equipped 3-bedroom; 3 full baths side-by-side homes, combine both residences to create a timeless, stately haven, an exceptional income-producing property that allows for short-term rentals, or take advantage of Austin's robust rental market 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 \$600K 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 only 1/2 of the yard space at .135 acres. Fence currently separates both residences, but may be removed.

Built in 2022



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 7817840                 |
| Price          | \$1,050,000             |
| Bedrooms       | 6                       |
| Bathrooms      | 6.00                    |
| Full Baths     | 6                       |
| Square Footage | 4,470                   |
| Acres          | 0.28                    |
| Year Built     | 2022                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

## Water Feature/View

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

## Community Information

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

## Amenities

|              |                                                                                                         |
|--------------|---------------------------------------------------------------------------------------------------------|
| Utilities    | Electricity Available, Cable Available, High Speed Internet Available, Sewer Connected, Water Connected |
| Features     | None                                                                                                    |
| Parking      | Driveway, Garage, Off Street                                                                            |
| # of Garages | 4                                                                                                       |
| Garages      | Garage Door Opener                                                                                      |

## Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Interior     | Tile, Wood, Carpet                                                                  |
| 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        Few Trees, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Front, Sprinklers In Ground, Sprinklers In Rear, Sprinklers On Side, Trees Small Size

Roof                      Tile

Construction          Stone, Concrete, Frame, Glass, Stucco

Foundation            Slab

**School Information**

District                 Lake Travis ISD

Elementary            Lake Travis

Middle                  Hudson Bend

High                     Lake Travis

**Additional Information**

Date Listed             November 12th, 2024

Days on Website      338

Days on Market        225

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