

\$2,195,000 - 3201 Sunny Ln, Austin

MLS® #8704630

\$2,195,000

4 Bedroom, 4.00 Bathroom, 3,176 sqft

Residential on 0.30 Acres

Highland Park West, Austin, TX

Beautiful modern custom home in Highland Park West has all the right spaces in all the right places. The 12' glass entry vaults across the entire width of the home to the double height living and dining areas, creating a unified open space that makes the home bright and airy. High clerestory windows throw light across the room throughout the day. Spacious island kitchen with frameless dovetail cabinetry, glass display case and walk in pantry replete with shelves and drawers from floor to ceiling.

The secluded primary suite on the main level includes a charming separate study overlooking the pool, perfect for work, inspiration or cozying up for a movie. Daylit by high windows, the bath is all serenity & soft elegance, with grain matched walnut cabinetry, separate shower with bench, rain shower and spray wand, and an oversized soaking tub, accented by a wall of mother of pearl and marble. A guest bedroom and bath with separate shower occupy the opposite end of the main level.

A bridge across the 2nd floor leads to a large 2nd living area with 12' ceilings, automated blackout shades and dedicated bath along with another complete bedroom suite and an additional 4th bedroom upstairs.

Dining area at the heart of the home opens through a wall of glass to the large covered



patio, perfect for grilling and entertaining, and a sparkling, heated pool shaded by two huge bald cypress trees. Fully enclosed & irrigated raised bed garden.

One of the best pocket neighborhoods in Austin, Highland Park West is 10 minutes from Downtown/Ladybird Lake with easy access to Mopac. This home is one block away from lauded Highland Park Elementary, Russell's Bakery, Crenshaw's Gymnastics and the neighborhood's hidden gem, Perry Park.

Built in 2015

Essential Information

MLS® #	8704630
Price	\$2,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,176
Acres	0.30
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract
Has Pool	Yes

Water Feature/View

View	None
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Community Information

Address	3201 Sunny Ln
Area	1B
Subdivision	Highland Park West
City	Austin
County	Travis
State	TX

Zip Code 78731

Amenities

Utilities Electricity Connected, Fiber Optic Available, Natural Gas Connected, Sewer Connected

Features Playground, Park, Tennis Court(s)

Parking Garage Faces Front, Garage

of Garages 2

Garages Garage Door Opener

Interior

Interior Tile, Wood

Appliances Gas Range, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan, Built-In Refrigerator

Heating Central, Natural Gas, Zoned

of Fireplaces 1

Fireplaces Gas Log, Family Room, Gas, Wood Burning

of Stories 2

Stories Two

Exterior

Exterior Features Rain Gutters, Garden, Gas Grill

Lot Description Corner Lot, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Garden

Roof Composition

Construction HardiPlank Type, Stucco, Blown-In Insulation, Cedar, Metal Siding, Spray Foam Insulation

Foundation Slab

School Information

District Austin ISD

Elementary Highland Park

Middle Lamar (Austin ISD)

High McCallum

Additional Information

Date Listed March 27th, 2025

Days on Website 200

Days on Market 186

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