

# \$825,000 - 3428 Venezia View, Leander

MLS® #2227554

## \$825,000

4 Bedroom, 3.00 Bathroom, 2,679 sqft  
Residential on 0.17 Acres

Travisso Ph 2 Sec 1D, Leander, TX

Located in the highly sought after Travisso Community. This home is situated on a hard to find hilltop greenbelt lot, has amazing views and no immediate rear neighbors. The home has a grand entry with 11-foot ceilings in the foyer, dining room, kitchen, and living room along with an abundance of back windows and light. The open floor plan includes a gourmet kitchen, a lovely dining room, sophisticated living room with lots of light, an eat in kitchen space or a separate sitting area. The fireplace is upgraded with a gorgeous graphite tile. The kitchen has a gas cook top, granite counters, a pantry, plenty of storage and an island breakfast bar with a custom wood front. The primary bedroom has large back windows that show case the wonderful view. Double doors welcome you to the primary bath, dual vanities, a separate tub and shower and a walk-in closet. Bedrooms 2 and 3 are downstairs and both are good sizes. There is also a dedicated office/bonus room with French doors. Upstairs brings you to a secondary living room, the 4th bedroom and a full bathroom. This space is perfect for guests or a separate in-law suite. The outdoor patio and two-level deck are the perfect way to start or end your day. This home feature is not one you often see and it is spectacular. The 3-car tandem garage has heavy duty Garage Monkey shelving. The attic has been floored out for extra storage and has a standard door for easy access. Travisso has a 9-acre amenity center with a resort-style pool,



clubhouse, fitness center, playscape and tennis courts. There is a full time Lifestyle Director that plans events for the residents as well as a farmerâ€™s market twice a month. If the buyer elects to use Austin Mortgage Lending, the lender will pay for the title policy. Please remove your shoes for showings.

Built in 2016

### **Essential Information**

MLS® #	2227554
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,679
Acres	0.17
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	3428 Venezia View
Area	LN
Subdivision	Travisso Ph 2 Sec 1D
City	Leander
County	Travis
State	TX
Zip Code	78641

### **Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, Other, Phone Available, Sewer Available, Water Available
Features	Clubhouse, Community Mailbox, Dog Park, Playground, Pool, Planned Social Activities, Tennis Court(s), Trails/Paths
Parking	Garage Faces Front, Garage, Garage Door Opener, Tandem
Garage Spaces	3

Garages	Garage Door Opener
View	Park/Greenbelt, Panoramic, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Gas Cooktop, Disposal, Microwave, Oven, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Garden, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Backs to Greenbelt/Park, Sprinklers Automatic, Trees Medium Size, Trees Small Size
Roof	Shingle
Construction	Brick
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	CC Mason
Middle	Running Brushy
High	Leander High

### **Additional Information**

Date Listed	July 23rd, 2022
Days on Market	19

### **Listing Details**

Listing Office	Spyglass Realty
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