

# 3304 Coralvine CV, Barton Creek Beauty!!

**\*Move-in Ready & only (3) Minutes to Barton Creek Country Club**

**Virtual tour Address: Copy to your computer Browser!**

**[Http://homejab.com/property/view/3304-coralvine-cove-austin-tx-78735-usa](http://homejab.com/property/view/3304-coralvine-cove-austin-tx-78735-usa)**

- **Stunning Contemporary Re-model in Barton Creek, (MLS Area W)**
- **Approx. 3,781 SF**
- **1.22 Acres with Gorgeous Park Like Yard and Wet Weather Creek towards back of property**
- **4 Beds, 3 ½ Baths, 3 Car garages**
- **Large Bonus Air Cond. Storage on 2<sup>nd</sup> floor, Could be work-out room etc;**
- **Has 3 living area, (one makes great office)**
- **Chef's Kitchen is gorgeous w/all Upper End Appliances, pull out cabinets, Breakfast Bar, double ovens**
- **Bar for entertaining with wine fridge & storage cabinets**
- **Large Master downstairs, has it's own private deck for relaxing.(Master Bedroom has very expensive carpet, over original Alder Wood floors, that can be removed, if prefer wood flooring)**
- **Master bath has large shower w/duel shower heads, 2 separate vanities & Large walk-in closet. (The Grey dresser in Master conveys, & can be put in Master Closet for Storage Island, as that was its original use)**
- **High Cathedral Ceilings, Master & Living Rm. Skylight in Den/Study**
- **There are (2) gas log fireplaces downstairs**
- **Upstairs Media/Living Rm. has a covered Private Balcony**
- **Lg. Laundry Room Downstairs in hall by Kitchen w/Sink, Storage & Counter Space**
- **Oversize Garages are on side of home and have double door & single door garages with built-in storage**
- **Most of Back of Home Covered with Large Decking Areas for Entertaining. Covered & Some Retractable Awnings in case want more open feel. All you need is a POOL!!!! Entertainers Dream!!**
- **HOA only \$500 Annual/Mandatory, covers common area maintenance. Estates of Barton Creek HOA**

**\*\*LISTING AGENT:**

**Starr McAllister (512)789-3456 [starr@matexas.com](mailto:starr@matexas.com)**

**McAllister & Associates**

**\*\*New Price: \$1,199,000.**

**MLS # 9687116**