



For Sale on Market

\$495,000

Call 7133771022 Today!

3003 AMMUNITION DR, AUSTIN, TX 78748

3 BEDS, 2 FULL BATH(S)

Single story home in the Heart of Shady Hollow. Spacious living area with cozy fireplace and high ceilings– perfect for gatherings! Large eat-in kitchen has a breakfast nook and formal dining room. The formal dining can be used as a flex space for an office or playroom! The primary bedroom features a walk in closet, double vanities and separate tub & shower. Secondary bedrooms with spacious closets conveniently share a hall bath. The backyard patio is perfect for BBQs gatherings while leaving plenty of room for pets & play! New paint throughout the interior. No carpet. Walk to the treasured, Gatling Gun Park, or enjoy the many amenities Shady Hollow has to offer– pool, pickleball & tennis courts, parks, and jogging trails! Zoned to the award winning– Baranoff, Bailey, and Bowie High School. ****SELLER TO REPLACE ROOF****

GENERAL DESCRIPTION

- Subdivision:** Shady Hollow Sec 06 Ph C
- Property Type:** Residential Single Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2
- Year Built:** 1990
- Building Sqft:** 1,655 / Public Records
- Lotsize:** 6,869
- Maintenance Fee:** \$560 / Semi-annually
- MLS# / Area:** ABORTX-4814846



**Presented By
Chad Sayles**

Walzel Properties - Spring

7133771022

**Listing Broker
The Davis Company**

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Visit <https://www.har.com/ABORTX-4814846> for more information