



Under Contract - Pending on Market

**\$499,900**

Call 7133771022 Today!

## 8 REPUBLIC DR, WACO, TX 76708 4 BEDS, 3 FULL BATH(S)

You will love this dream home in the prestigious gated community of Austin Colony, located in the top-rated China Spring School District. This beautifully designed 4-bedroom, 3-bathroom residence offers the perfect blend of comfort, elegance, and functionality. Once inside you will find an open floor plan boasting architectural designed archways, 12 foot ceilings, a spacious formal living area anchored by a cozy fireplace and built in bookcases, ideal for cozy evenings or a quiet respite. A separate family room featuring gorgeous crown molding, recessed lighting and plentiful natural light is the perfect place to host friends. The formal dining room flows seamlessly into a chef-inspired kitchen, fully equipped with stainless steel appliances, a built-in cook top, oven, microwave, bar seating, and a large walk-in pantry. The open-concept layout connects the kitchen, living, and dining areas. Enjoy the luxurious primary suite, complete with a spa-like bathroom with dual vanities, separate walk in shower and expansive walk-in closet which will quickly become your personal sanctuary at the end of the day. Outside, the property shines with a huge backyard tucked at the end of a quiet cul-de-sac offering privacy, room to play, and plenty of space to add a pool or garden retreat. Enjoy year-round entertaining on the covered patio, complete with a built-in outdoor kitchen, fireplace for al fresco dining under the Texas sky. The beautifully landscaped front yard sets a welcoming tone, featuring a charming walkway, elegant wood-and-glass front door, and a side-entry garage that

### GENERAL DESCRIPTION

- Subdivision:** Austin Colony Add PUD
- Property Type:** Residential - Single Family
- Bedrooms:** 4
  - Baths:** 3 Full
  - Stories:** 1
  - Garage:** 3 / Attached
  - Style:** Ranch
- Year Built:** 2005
- Building Sqft:** 2,623 /
- Lotsize:** 28,619
- Maintenance Fee:** \$450 / Annually
- MLS# / Area:** NTREIS-21086536



Presented By  
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**Camille Johnson**

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Visit <https://www.har.com/NTREIS-21086536> for more information