



For Sale on Market

**\$850,000**

Call 7133771022 Today!

## 57 INDEPENDENCE TRL, WACO, TX 76708

5 BEDS, 4 FULL BATH(S)

Experience Italian villa–inspired luxury in the gated community of Austin Colony, located within the highly regarded China Spring Independent School District. Situated on .7997 acres of beautifully maintained native Texas landscaping, this exceptional 3,408 sq. ft. estate blends timeless architecture with resort–style living. A dramatic spiral staircase makes a stunning first impression, leading to a flex space at the landing—perfect for a secondary living area, media room, or study nook. Upstairs you’ll find three spacious bedrooms, including two connected by a convenient Jack–and–Jill bath. Downstairs, the private primary suite offers a serene retreat with a large walk–in closet and spa–inspired bath. An additional bedroom and full bath are thoughtfully positioned for guests, along with a versatile flex room ideal for an office, workout space, or sixth bedroom. The open–concept living, dining, and kitchen area is designed for entertaining, all overlooking the covered patio and spectacular pool. Rich stonework, granite countertops, and abundant natural light highlight the home’s elegant character. The chef’s kitchen features double ovens, a gas cooktop, generous prep space, and beautiful stone and granite details. Step outside to your personal backyard oasis. The heated pool showcases a water feature, tanning ledge, and a sauna area for ultimate relaxation. Whether hosting gatherings or enjoying quiet evenings, this outdoor space delivers year–round enjoyment. Additional features include a three–car garage, fabulous laundry room with extensive cabinetry,

### GENERAL DESCRIPTION

- Subdivision:** Austin Colony
- Property Type:** Residential - Single Family
- Bedrooms:** 5
- Baths:** 4 Full
- Stories:** 2
- Garage:** 3 / Attached
- Year Built:** 2013
- Building Sqft:** 3,408 /
- Lotsize:** 34,835
- Maintenance Fee:** \$300 / Annually
- MLS# / Area:** NTREIS-21192701



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

57 Independence Trl, Waco, TX 76708 Listing Broker  
The Agency Waco  
Visit <https://www.har.com/NTREIS-21192701> for more information