

For Sale on Market

**\$1,350,000**

Call 7133771022 Today!

## RESIDENTIAL SINGLE FAMILY, 4 BEDS, 3 FULL & 1 HALF BATH(S)

Welcome to this extensively upgraded home in the highly sought-after Circle C Ranch—backing to a peaceful greenbelt for added privacy and scenic views. This one checks every box... and then adds a few more. A true "in-law" floor plan with a primary both up and down. Step inside to find white oak real wood flooring throughout, upgraded 7" baseboards, and a stunning custom fireplace featuring a hand-poured concrete mantel with steel backing. A custom hand-fabricated banister, designer laundry room with built-ins, and high-end Minka Aire smart fans elevate the space. Even the details impress—like a smart Kohler toilet with heated seat and bidet. The kitchen shines with a GE Cafe Series; premium appliance package, under-cabinet lighting, and included Brio water dispenser. The home is fully dialed in with smart features including Kasa switches, Philips Hue outdoor lighting, Bond Bridge fan control, Ring security system, and MyQ garage access. Comfort meets efficiency with dual Carrier HVAC systems, smart thermostats, heat radiant attic spray, Andersen 100 Series UV windows, EV charger, and even a climate-controlled garage with mini-split—perfect for a gym or workspace. The garage is equally loaded with LED lighting, overhead storage, smart motors, and an additional fridge. Out back is your private resort—featuring an Anthony Sylvan pool & spa with UV, ozone, and mineral systems, WiFi automation, water features, tanning ledge, spa wall, and powerful heater—all secured with a custom safety fence and

### GENERAL DESCRIPTION

**Subdivision:** Circle C Hielscher Sec 07

**Property Type:** Residential Single Family

**Bedrooms:** 4

**Baths:** 3 Full & 1 Half

**Stories:** 2

**Garage:** 3 / Attached

**Year Built:** 2004

**Building Sqft:** 3,426 / Public Records

**Lotsize:** 9,453

**Maintenance Fee:** \$980 / Annually

**MLS# / Area:** ABORTX-7806705



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

6729 Hansa Loop, Austin, TX 78739

Visit <https://www.har.com/ABORTX-7806705> for more information

Listing Broker