

# \$550,000 - 8314 Bent Tree Road, Austin

MLS® #1636899

**\$550,000**

3 Bedroom, 2.00 Bathroom, 1,717 sqft  
Residential on 0.07 Acres

Summer Wood Ph 02 Sec 03, Austin, TX

Welcome to 8314 Bent Tree Rd, a beautifully updated home nestled in the highly sought-after Northwest Austin neighborhood. This charming property boasts a perfect blend of comfort and style, with spacious living areas and lots of natural light that make entertaining a breeze. The kitchen features sleek countertops, modern appliances, and plenty of cabinet space. The expansive living room with a cozy fireplace provides the ideal spot to relax, looks out to a lovely backyard, perfect for outdoor gatherings or quiet moments. With beautiful landscaping and a quiet street, this home offers both privacy and convenience. Located just minutes from top-rated schools, shopping centers, and major highways, 8314 Bent Tree Rd is the perfect place to call home. Don't miss out on this incredible opportunity to live in one of Austin's most desirable areas!



Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 1636899   |
| Price          | \$550,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,717     |
| Acres          | 0.07      |
| Year Built     | 1978      |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Townhouse   |
| Status   | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 8314 Bent Tree Road      |
| Area        | 1A                       |
| Subdivision | Summer Wood Ph 02 Sec 03 |
| City        | Austin                   |
| County      | Travis                   |
| State       | TX                       |
| Zip Code    | 78759                    |

### Amenities

|               |                                                       |
|---------------|-------------------------------------------------------|
| Utilities     | Cable Available, High Speed Internet Available, Other |
| Features      | Common Grounds/Area, Community Mailbox, Park, Pool    |
| Parking       | Attached                                              |
| Garage Spaces | 2                                                     |
| View          | Trees/Woods                                           |
| Waterfront    | None                                                  |

### Interior

|                 |                                                                                                                        |
|-----------------|------------------------------------------------------------------------------------------------------------------------|
| Interior        | Carpet, Tile                                                                                                           |
| Appliances      | Dishwasher, Exhaust Fan, Electric Range, Electric Water Heater, Free-Standing Range, Disposal, Microwave, Refrigerator |
| Heating         | Central, Electric                                                                                                      |
| Fireplace       | Yes                                                                                                                    |
| # of Fireplaces | 1                                                                                                                      |
| Fireplaces      | Living Room                                                                                                            |
| # of Stories    | 2                                                                                                                      |
| Stories         | Two                                                                                                                    |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Rain Gutters                              |
| Lot Description   | Backs to Greenbelt/Park, Trees Large Size |
| Roof              | Composition                               |
| Construction      | Brick Veneer, Frame                       |
| Foundation        | Slab                                      |

### School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Hill       |
| Middle     | Murchison  |
| High       | Anderson   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 130             |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Compass RE Texas, LLC |
|----------------|-----------------------|

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