

# \$825,000 - 7817 Aria Loop, Austin

MLS® #1981778

**\$825,000**

4 Bedroom, 3.00 Bathroom, 2,923 sqft

Residential on 0.91 Acres

Overlook Estates Ph II The, Austin, TX

Beautiful home in Overlook Estates. This is not your cookie cutter lot! With almost a full acre, the backyard descends into a beautiful view of Overlook Estates with a path leading to a secret oasis to sit and enjoy the hill country views. Think privacy of an acre lot surrounded by nature with less maintenance in mind! Backyard offers endless opportunities for playscapes, fire pit area, lounge area and more! The glorious natural light and soaring living room ceiling flows onto a roof covered 2 level patio and custom built deck perfect for outdoor entertaining. Big square footage with 4 bedrooms, 2.5 baths and 4 flex spaces - game room, media room, private office and formal dining can easily be 2 extra bedrooms. Lots of space for daily living and entertaining. A cozy breakfast nook with built-in window seats includes granite kitchen counters and dark cabinets with stainless steel appliances. On occasion it's possible to hear the lions roar as it's walking distance to the Austin Zoo. This great location is equally convenient to Austin, Bee Cave and Dripping Springs. You have your choice of HEB and fine dining in either the Hill Country Galleria or Belterra Village! A very short distance to highly acclaimed private schools such as The Waldorf School and Regents School of Austin. This house is the best price in the neighborhood and is move in ready! Welcome home!

Built in 2013



## Essential Information

MLS® #	1981778
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,923
Acres	0.91
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	7817 Aria Loop
Area	W
Subdivision	Overlook Estates Ph II The
City	Austin
County	Travis
State	TX
Zip Code	78736

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Suburban
Parking	Attached, Garage
Garage Spaces	2
View	Hills, Trees/Woods
Waterfront	None

## Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Cooktop, Disposal, Microwave, Built-In Oven, Range Hood
Heating	Central
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Barbecue
Lot Description	Trees Large Size, Trees Medium Size, Views, Back Yard
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Baldwin
Middle	Small
High	Bowie

## Additional Information

Date Listed	April 14th, 2025
Days on Market	183

## Listing Details

Listing Office	Compass RE Texas, LLC
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