

# \$850,000 - 404 Amiata Avenue 34, Austin

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MLS® #3451116

**\$850,000**

3 Bedroom, 3.00 Bathroom, 2,506 sqft  
Residential on 0.24 Acres

Villas At Tuscan Village Amd, Austin, TX

Discover the largest single-story villa in Tuscan Village! This breathtaking, highly upgraded home is situated on a private lot within the desirable 55+ community.

Offering 2,506 square feet of living space, this gorgeous villa features three bedrooms, two full bathrooms, one half bathroom, an office, a living room, and a dining area. The gourmet eat-in kitchen boasts stainless steel appliances, a massive granite island, and a separate wet bar/buffet with a reverse osmosis system – perfect for entertaining. Recently painted to neutral colors.

Beautiful hardwood floors flow throughout the entire home, with the exception of the bathrooms. Thoughtfully converted hallway closets provide additional storage. Elegant plantation shutters adorn all windows, allowing you to enjoy the sunset views over your private fenced backyard. A separate laundry room provides additional storage and features a stainless steel sink, and the entire home is hardwired in multiple locations.

The oversized primary suite offers a relaxing sitting area and views of the greenbelt, along with two walk-in closets, a separate shower, and a soaking tub. The private covered outdoor tiled patio, is an ideal place for enjoying evening meals or morning coffee. The two-car attached garage has been extended by five feet, providing ample space for storage



and hobbies, and includes storage shelving throughout.

Residents of Tuscan Village enjoy resort-style amenities including a pool, spa, fitness center, clubhouse, picnic area, pickleball courts, putting green, and more.

Built in 2013

**Essential Information**

MLS® #	3451116
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,506
Acres	0.24
Year Built	2013
Type	Residential
Sub-Type	Condominium
Status	Active

**Community Information**

Address	404 Amiata Avenue 34
Area	LS
Subdivision	Villas At Tuscan Village Amd
City	Austin
County	Travis
State	TX
Zip Code	78734

**Amenities**

Utilities	Cable Available, Cable Connected, High Speed Internet Available, Water Connected, Propane
Features	Clubhouse, Community Mailbox, Park, Pool, Planned Social Activities, Sport Court(s), Fitness Center, Putting Green
Parking	Garage

Garage Spaces	2
View	Park/Greenbelt
Waterfront	None

## Interior

Interior	Tile, Wood
Appliances	Dishwasher, Microwave, Stainless Steel Appliance(s), Propane Cooktop
Heating	Propane
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Propane
# of Stories	1
Stories	One

## Exterior

Exterior Features	In-Wall Pest Control System, Private Yard
Lot Description	Landscaped, Private, Sprinklers Automatic, Trees Large Size, Backs to Greenbelt/Park
Roof	Tile
Construction	Masonry
Foundation	Slab

## School Information

District	Lake Travis ISD
Elementary	Lakeway
Middle	Hudson Bend
High	Lake Travis

## Additional Information

Date Listed	July 15th, 2025
Days on Market	73

## Listing Details

Listing Office	Compass RE Texas, LLC
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