

\$1,000,000 - 6303 Shadow Valley Drive, Austin

MLS® #5066727

\$1,000,000

3 Bedroom, 3.00 Bathroom, 1,707 sqft
Residential on 0.40 Acres

Highland Hills Sec 09 Ph 02, Austin, TX

FULLY PERMITTED STUDS-UP RENOVATION in coveted Northwest Hills. Completely reimagined for peace of mind with NEW electrical, plumbing, HVAC, insulation, sheetrock, paint, energy-efficient windows and a 30-year Roof! Step onto the expansive 925-square-foot tiered entertainment deck, framed with sleek black steel and cable railing, where gatherings feel elevated and effortless. Beyond, your backyard haven unfolds with privacy, shade, and the ambiance of a tranquil sanctuary. Inside youâ€™ll find designer selections include Restoration Hardware hand-blown crystal island pendants, solid maple cabinetry with dovetail soft-close drawers, Level 6 Taj Mahal Quartzite waterfall countertops, and color-changing LED under-cabinet lighting. The chefâ€™s kitchen is complete with LG ThinQ smart appliances, a built-in ZLINE microwave drawer, fireclay sink, and custom coffee bar nook, creating a bespoke, designer-curated environment that blends timeless craftsmanship with modern indulgence. Bathrooms feature spa-like finishes with premium Delta shower systems, XL porcelain slabs, and LED mirrors. Two primary suites include one with a dramatic wall-to-wall window overlooking serene wooded views. The open floor plan centers on a striking two-sided brick fireplace with distinct living and dining areas. Additional highlights include a custom dog bath, thoughtfully designed to extend five-star living to your four-legged companion, epoxy-coated garage,



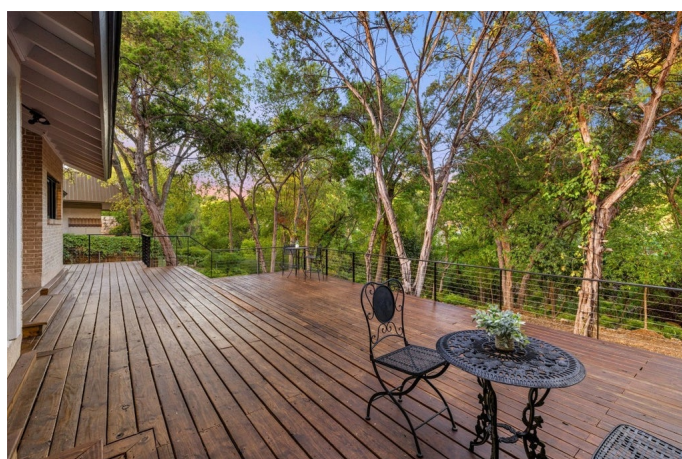
6303
Shadow Valley Dr



PROPERTY FEATURES

- Fully permitted studs-up renovation with new electrical, plumbing, HVAC, insulation, sheetrock, paint, energy-efficient windows, and a 30-year roof
- Expansive 925-square-foot tiered entertainment deck with sleek black steel and cable railing
- Private backyard retreat with shade and tranquil ambiance
- Restoration Hardware hand-blown crystal pendants and solid maple cabinetry with dovetail soft-close drawers
- Level 6 Taj Mahal Quartzite waterfall countertops with color-changing LED under-cabinet lighting
- Chef's kitchen with LG ThinQ smart appliances, ZLINE microwave drawer, fireclay sink, and custom coffee bar nook
- Spa-inspired bathrooms with XL porcelain slabs, premium Delta shower systems, and LED mirrors
- Two primary suites, including one with a dramatic wall-to-wall Anderson window overlooking wooded views
- Open floor plan anchored by a striking two-sided brick fireplace
- Additional features: custom dog bath, epoxy-coated garage, terraced low-maintenance landscaping, Ring security system
- Walkable to Starbucks, HEB, CVS, and UPS Store
- Nearby parks: Doss School Park, Shinoak Valley Greenbelt, and the 10-acre Allen Park
- Zoned to top schools Doss Elementary, Murchison Middle School, and Anderson High School
- Convenient access to Grove Wine Bar, Downtown Austin, and dozens of restaurants

Information is deemed reliable, but is not guaranteed accurate. Buyers are responsible for verifying the accuracy of all information.



terraced landscaping designed for low-maintenance, and a Ring security system. If a private, nature-filled setting with the charm of longtime friendly neighbors appeals to you, this home will feel like the one youâ€™ve been waiting for! Nearby Doss School Park, Shinoak Valley Greenbelt, and the 10-acre Allen Park provide endless outdoor recreation. Walking distance to Starbucks, top schools like Murchison Middle & Doss Elementary School, HEB/CVS/UPS, an easy drive to Downtown, and dozens of restaurants including Grove Wine Bar!

Built in 1970

Essential Information

MLS® #	5066727
Price	\$1,000,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,707
Acres	0.40
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	6303 Shadow Valley Drive
Area	1A
Subdivision	Highland Hills Sec 09 Ph 02
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water
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	Connected
Features	None, Curbs
Parking	Concrete, Driveway, Garage Faces Front, Garage
Garage Spaces	2
View	Neighborhood, Trees/Woods
Waterfront	Creek

Interior

Interior	Tile, Vinyl
Appliances	Dishwasher, Free-Standing Gas Oven, Disposal, Gas Range, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer/Dryer Stacked
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, Trees Large Size, Xeriscape
Roof	Composition
Construction	Brick, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson

Additional Information

Date Listed	September 5th, 2025
Days on Market	39

Listing Details

Listing Office	Keller Williams Realty
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