

\$865,000 - 1204 Miami Drive, Austin

MLS® #8051826

\$865,000

4 Bedroom, 2.00 Bathroom, 2,404 sqft

Residential on 0.29 Acres

Austin Lake Hills Sec 03, Austin, TX

Welcome to 1204 Miami Dr, a beautifully updated single-family home with new roof and windows installation completed makes this a move in ready home and just waiting for you! Located in the "best section" of Austin Lake Hills Eanes ISD! Recent updating makes this home the one you'll want to call your own and it's move in ready.

Offering a generous 2,404 square feet of living space with all bedrooms and main areas downstairs and only a game room or bonus room up - complete with wet bar. Designed to deliver both comfort and style with a split plan for privacy.

The welcoming foyer leads to the great room with soaring 19' ceilings and central fireplace adorned by rear windows. The formal dining, just off the kitchen and breakfast areas is expansive and fits a larger table and chairs. The kitchen with recent appliances, new granite counters, painted cabinets and undermount lighting has an island for extra prep space. Enjoy casual meals in the breakfast area, bathed in natural light from the home's northeastern exposure.

The main floor primary suite with wood floors offers a tranquil escape with a luxurious ensuite bathroom, complete with a double sinks, granite surfaces, a separate shower, and jetted tub.



FLOOR IS AN OFFERING BY CURTISA AND MEASUREMENTS OFFERED HIGHLY RELIABLE BUT NOT GUARANTEED

The right mix of hardwood, tile, and carpet flooring add to the home's appeal. Other updates include Interior/Exterior paint completed July 2025, updated fixtures, all electrical outlets updated, granite in kitchen and bathrooms, recent HVAC. Much has been done to make this your next home, you just add your finishing touches. The home is a one-story with a "huge" upstairs bonus room that would be perfect as a game room or 2nd living area or even a home study and is complete with an island sink.

Home is in boundaries for optional membership to Lake Hills Park, a beautiful lakeside park, a guarded swimming pool, a boat ramp and docks, a roped beach area. Membership applications are currently on a wait list.

Built in 1987

Essential Information

MLS® #	8051826
Price	\$865,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,404
Acres	0.29
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1204 Miami Drive
Area	8W
Subdivision	Austin Lake Hills Sec 03
City	Austin

County	Travis
State	TX
Zip Code	78733-2548

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	None
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage, Garage Door Opener
Garage Spaces	2
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Electric Range, Free-Standing Electric Oven, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Raised Hearth
# of Stories	1
Stories	One

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Landscaped, Sprinklers Automatic, Trees Large Size, Trees Medium Size, Trees Small Size, Gentle Sloping
Roof	Composition, Shingle
Construction	Brick, HardiPlank Type
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Barton Creek
Middle	West Ridge

High Westlake

Additional Information

Date Listed July 25th, 2025

Days on Market 62

Listing Details

Listing Office Compass RE Texas, LLC

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