

# \$2,195,000 - 3201 Sunny Lane, Austin

MLS® #8704630

**\$2,195,000**

4 Bedroom, 4.00 Bathroom, 3,176 sqft

Residential on 0.30 Acres

Highland Park West, Austin, TX

Beautiful modern custom home in Highland Park West has all the right spaces in all the right places. The 12' glass entry vaults across the entire width of the home to the double height living and dining areas, creating a unified open space that makes the home bright and airy. High clerestory windows throw light across the room throughout the day. Spacious island kitchen with frameless dovetail cabinetry, glass display case and walk in pantry replete with shelves and drawers from floor to ceiling.

The secluded primary suite on the main level includes a charming separate study overlooking the pool, perfect for work, inspiration or cozying up for a movie. Daylit by high windows, the bath is all serenity & soft elegance, with grain matched walnut cabinetry, separate shower with bench, rain shower and spray wand, and an oversized soaking tub, accented by a wall of mother of pearl and marble. A guest bedroom and bath with separate shower occupy the opposite end of the main level.

A bridge across the 2nd floor leads to a large 2nd living area with 12' ceilings, automated blackout shades and dedicated bath along with another complete bedroom suite and an additional 4th bedroom upstairs.

Dining area at the heart of the home opens through a wall of glass to the large covered



patio, perfect for grilling and entertaining, and a sparkling, heated pool shaded by two huge bald cypress trees. Fully enclosed & irrigated raised bed garden.

One of the best pocket neighborhoods in Austin, Highland Park West is 10 minutes from Downtown/Ladybird Lake with easy access to Mopac. This home is one block away from lauded Highland Park Elementary, Russell's Bakery, Crenshaw's Gymnastics and the neighborhood's hidden gem, Perry Park.

Built in 2015

**Essential Information**

MLS® #	8704630
Price	\$2,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,176
Acres	0.30
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

**Community Information**

Address	3201 Sunny Lane
Area	1B
Subdivision	Highland Park West
City	Austin
County	Travis
State	TX
Zip Code	78731

**Amenities**

Utilities	Electricity Connected, Fiber Optic Available, Natural Gas Connected,
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	Sewer Connected
Features	Playground, Park, Tennis Court(s)
Parking	Garage Faces Front, Garage, Garage Door Opener
Garage Spaces	2
Garages	Garage Door Opener
View	None
Waterfront	None
Has Pool	Yes

### Interior

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Gas Range, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Natural Gas, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Family Room, Wood Burning
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Rain Gutters, Garden, Gas Grill
Lot Description	Corner Lot, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Garden
Roof	Composition
Construction	HardiPlank Type, Metal Siding, Stucco, Blown-In Insulation, Cedar, Spray Foam Insulation
Foundation	Slab

### School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum

### Additional Information

Date Listed	March 27th, 2025
Days on Market	202

### Listing Details

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