

# \$1,595,000 - 5315 Valburn Circle, Austin

MLS® #9450648

**\$1,595,000**

4 Bedroom, 4.00 Bathroom, 3,919 sqft

Residential on 0.36 Acres

Vista West 05, Austin, TX

This stately home offers BREATHTAKING Hill Country views from almost every room and is located on the most coveted street in Northwest Hills. Enjoy the 2-story brick home, with a great tile roof, which offers 4 bedrooms and 3 1/2 baths in 3,919 square feet (FPG) of thoughtfully designed living space. The first floor features a wide-open living and dining room and a beautiful wood-paneled office/library/bedroom with an attached full bath. The spacious primary suite at the back of the house has amazing Views and a door to the expansive deck. Enjoy the flat back yard that has plenty of room for fun and a future pool! The kitchen has miles of counters with ample storage and the breakfast room has walls of glass to take in the lovely view. Upstairs, two large bedrooms share a large Jack-and-Jill bathroom and expansive cedar closet, complemented by a spacious playroom and half-bath, just ideal for entertainment and family gatherings. A fabulous walk-in attic presents the opportunity to create a 5th bedroom and a full bath, adding even more versatility. We have a bid in documents for about \$40,000 to add the bed/bath. Lovingly owned by the same family for more than 35 years, this beautiful home is ready for the new owners' imagination and creativity. Just 2.2 miles to the Dell JCC and close to the Domain and The Arboretum.

Built in 1984



## Essential Information

MLS® #	9450648
Price	\$1,595,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,919
Acres	0.36
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

## Community Information

Address	5315 Valburn Circle
Area	1A
Subdivision	Vista West 05
City	Austin
County	Travis
State	TX
Zip Code	78731

## Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available
Features	Curbs
Parking	Garage, Door-Single, Garage Faces Side
Garage Spaces	2
View	Hills, Panoramic, Park/Greenbelt
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Electric Cooktop, Electric Oven, Disposal, Microwave, Oven
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas Starter, Great Room, Primary Bedroom

# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard
Roof	Tile
Construction	Brick
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	March 15th, 2025
Days on Market	213

## Listing Details

Listing Office	Bramlett Partners
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