

LOCATION! LOCATION! LOCATION!

11402 POWDER MILL TRL, AUSTIN TX 78750

1,932 ft² per Tax Record | 4 Bedrooms - 2 Bathrooms | MLS# 3966572

MOTIVATED SELLER SAYS BRING ALL OFFERS!!! Professionally UPDATED and is centrally located in Northwest Austin. It is just a stone's throw away from FM 620. And highway 183, 183A and 45 are less than 2 miles away! Home is within walking distance of nearby schools, parks, pools, stores, restaurants and much, much more! Oversized lot features a large, beautiful backyard with fruit and flowering trees, freshly mulched flower beds and an outbuilding to store all your lawn equipment.

Recent Updates:

- 2" Granite countertops recently replaced in the kitchen and both bathrooms
- Cabinets in the kitchen and both bathrooms have been recently replaced
- Recently installed engineered hardwood flooring
- House freshly painted inside and out
- All fixtures—Ceiling fans and lights have been replaced
- All hardware—door knobs and pull handles throughout have been replaced
- Updated landscaping
- Cedar fence gate replaced
- Recently replaced HVAC
- Recently replaced roof
- Recently replaced water heater

More Features:

- Home has gas and electric connections in laundry room and kitchen
- No HOA
- Anderson Mill Municipal Utility District
- Trash is only \$50 a quarter
- Home fully wrapped with gutters
- Wheelchair accessible ramps and no carpet

Amenities:

- Harper Park - playground, 1 mi. trail, BBQ and picnic tables, volleyball & soccer pitches
- El Salido Park - walking trails and playgrounds
- Anderson Mill Limited District includes special memberships and discounts for:
 - Anderson Mill Pool & El Salido Pool, tennis courts, and workout room
 - Two "Dog-Off-Leash" areas with key access that are ideal for dog socialization!



Rebecca Wooten

Broker - Spencer Properties

REALTOR®, Seller Representative Specialist, Investor



www.facebook.com/RebeccaWootenRealtorSpencerProperties

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Rebecca@MyPerfectTexasHome.com

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