\$839,000 - 3100 Menchaca Road 48, Austin

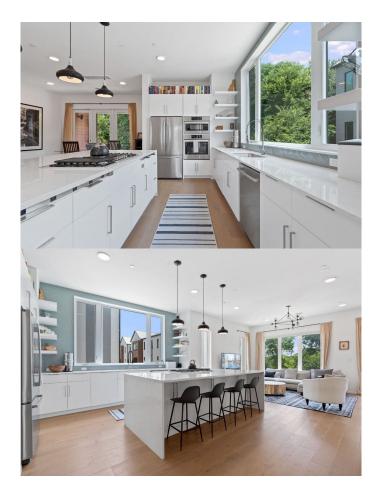
MLS® #8669445

\$839,000

3 Bedroom, 4.00 Bathroom, 1,975 sqft Residential on 0.06 Acres

Laan Condos Bldg 14, Austin, TX

Welcome to The LAAN Condos, where modern luxury living awaits you. This stunning corner unit boasts the largest floor plan in the community, ensuring ample space for comfortable living. Unlike any other section in the complex, this unit offers the rare benefit of privacy with a serene green space located behind the building. As you step inside, you'll be greeted by an abundance of natural light streaming through large picture windows, creating a bright and inviting atmosphere throughout the entire unit. The thoughtful upgrades include fresh interior paint in 2023, a built-in desk in the living area, and shelving in the laundry room. The LAAN Residences is a highly sought-after and sold-out community renowned for its modern architectural design and meticulously crafted interior finishes. Every detail has been carefully considered to create a harmonious blend of style and comfort, providing you with an unparalleled living experience. Conveniently situated, you'll enjoy living within walking distance to popular bars and restaurants, allowing you to indulge in the vibrant local scene. Moreover, quick and easy access to major highways such as 360, MoPac, 290, 71, and I-35 ensures effortless commuting. Arrive in downtown Austin in just 12 minutes or reach the airport in a mere 15 minutes, making this location ideal for busy professionals and avid travelers alike. Don't miss the opportunity to make The LAAN Condos your new home, where luxury, privacy, and convenience converge to offer an





extraordinary living experience. Schedule a viewing today and prepare to be captivated by the possibilities that await you.

PLEASE NOTE: This unit was built during Phase 2 and is not subject to any stucco repairs that are required for Phase 1 homes. The developer switched construction companies between Phases 1 & 2.

Fridge, washer and dryer to convey.

Built in 2020

Essential Information

MLS® # 8669445 Price \$839,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 1,975 Acres 0.06 Year Built 2020

Type Residential

Sub-Type Condominium

Status Active

Community Information

Address 3100 Menchaca Road 48

Area 6

Subdivision Laan Condos Bldg 14

City Austin
County Travis
State TX
Zip Code 78704

Amenities

Utilities Cable Available, Electricity Available, Natural Gas Available

Features Barbecue, Community Mailbox, Courtyard, Dog Park, Internet Access,

Pool, Sidewalks

Parking Attached

2 Garage Spaces

View Park/Greenbelt

Waterfront None

Interior

Interior Concrete, Tile, Wood

Dryer, Microwave, Oven, Refrigerator, Washer **Appliances**

Central Heating

Three Or More **Stories**

Exterior

Exterior Features Private Entrance, Balcony, See Remarks

Lot Description None Roof Metal

Construction HardiPlank Type, Concrete, Stucco

Foundation Slab

School Information

Austin ISD District

Joslin Elementary

Middle Covington

High Crockett

Additional Information

June 5th, 2023 **Date Listed**

340 Days on Market

Property Listed by: Douglas Elliman Real EstateThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from May 11th, 2024 at 12:15am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.