



**\$549,000**

## **8811, MERION, AUSTIN, AUSTIN, TX, 78754**

<https://elevateaustingroup.com>

Beautifully remodeled townhome! As you enter this gorgeous multi-level 3 bedroom/2.5 bathroom + bonus room, you'll immediately see the high vaulted ceilings with beams and fireplace shaft extending all the way to the ceiling, step-down into formal living area, and up to the more comfy-casual living room with access to private courtyard. Chef's kitchen is ...

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- 3 beds
- 3 baths
- Townhouse
- Buy
- Active
- 2491 sq ft



**John Doucette**

### **Basics**



• ELEVATE AUSTIN •

**Rent or Buy:** Buy

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1974

**Subdivision Name:** Chimneyhill 01 Instl

**Bathrooms Full:** 2

**Lot Size Acres:** 0.083 sq ft

**Type:** Townhouse

**Bedrooms:** 3 beds

**Area:** 2491 sq ft

**Bathrooms Half:** 1

**County Or Parish:** Travis

**Lot Size Square Feet:** 3615.48 sq ft

## Building Details

**Parking Features:** Attached, Door-Single, Driveway, Garage, Garage Door Opener, Garage Faces Front

**Covered Spaces:** 2

**Accessibility Features:** See Remarks

**Roof:** Composition, Shingle

**View:** Trees/Woods

**Construction Materials:** Stucco

**Garage Spaces:** 2

## Amenities & Features

**Water Source:** Public

**Appliances:** Dishwasher, Cooktop Gas, Microwave, Oven, Free-Standing Range, RNGHD

**Sewer:** Public Sewer

**Exterior Features:** Uncovered Courtyard, Gutters Full, Lighting, Permeable Paving, See Remarks

**Window Features:** Blinds, Insulated Windows, Vinyl Windows

**Attached Garage Yes/ No:** 1

**Heating:** Central

**Fireplace Features:** Family Room, Gas Log, Library

**Patio & Porch Features:** See Remarks

**Pool Features:** None

**Spa Features:** None

**Waterfront Features:** None

**Cooling:** Central Air

**Interior Features:** Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s), Quartz Counters, Interior Steps, Kitchen Island, Multiple Dining Areas, Multiple Living Areas, Recessed Lighting, Storage, Walk-In Closet(s)

**Flooring:** Carpet, Tile, Wood

**Fencing:** None

