

# 8105 Washita Drive

## Recent Improvements include:

HVAC	Feb2024	\$12,500.00
Garage Door	Sept2024	\$1,500.00
Updated Siding and complete exterior paint	Sept2024	\$10,000.00
New Deck and pergola	2026	\$8,000.00
Master Bath Refresh	2026	\$1,500.00
New Carpet	2026	\$3,600.00

The Roof was replaced in 2016, the water heater was just flushed and serviced in May, 2026.

## A Note from the Sellers:

We've absolutely loved living in the Maple Run neighborhood since purchasing this home in 2017. It's so convenient to All things we love about Austin, but has everything you need on the daily a few minutes away. As Austin has grown, so has South Austin with some wonderful local spots. Some of our faves include **Leona Botanical Café & Bar** on Brodie Lane, Veracruz tacos, and Dee Dee Thai food, and Oak Hill Social to name a few. You'll get the benefit of the new and improved 290/71 "Y" to head to the lake and hill country and be an easy few minutes in and out of Downtown via Mopac vs. I-35! We hope you'll enjoy the neighborhood as much as we have!