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MLS: **7470934** Area: **SWW** Status: **A/RES**  
 Address: **9131 Fainwood LN** List Price: **\$369,000**  
 City: **Austin , TX , 78749** County: **Travis**  
 PID: **04164012110000**  
 Subdiv: **Circle C Ranch Ph A Sec 01**  
 Map: **641M**  
 Legal: **LOT 7 BLK G CIRCLE C RANCH PHS A SEC 1**  
 ISD: **Austin ISD**  
 Elem A: **Kiker** Elem B:  
 Mid/Int: **Gorzycki** Jr HS:  
 9/HS: **N/A** Sr HS: **Bowie**  
 Type: **House/Fee-Simple** SQFT: **2,003/Tax Record**  
 Beds: **3** M/O Bds: **3** \$/SF: **\$184.22**  
 Baths: **2** F/H Bths: **2/0** Yr Built: **1994/Resale**  
 Living: **1** Stories: **1** Dining: **2/Breakfast Area, Formal Dining Room**

Acres: **0.179** Land SQ: Lot Size:  
 Pool: **No** Spa:

**Recent Change: 04/27/2017 : DOWN : \$377,000->\$369,000****General Information**

Garage: **2**  
 Disability: **No**  
 Roof: **Composition Shingle** Foundation: **Slab**  
 Construct: **Brick Veneer**  
 Mstr Main: **Yes** Faces: **South-West** FEMA: **No** Bldr Nm:  
 Flooring: **Carpet, Tile - Hard** Fireplaces: **1/Family Room, Log Lighter**  
 Master: **Full Bath, Garden Tub, Separate Shower, Walk-In Closet**  
 Rooms: **Family, Foyer, Pantry, Storage, Utility**  
 Kitchen: **Breakfast Bar, Center Island, Open to Family Room**  
 App/Equip: **Built-In Oven(s), Dishwasher, Disposal, Microwave Oven, Refrigerator**  
 Interior: **Ceiling-High, Ceiling-Vaulted, Indoor Utilities, Security System - Owned, Walk-In Closet, Wired For Security**  
 View: **No View**  
 Wtrfrt: **No** Wtr Accss: **No**  
 Exterior: **Curbs, Deck, Sidewalk**  
 Amenities: **Common Grounds, Jogging/Biking Path, Play Ground, Pool-Community, Tennis Court(s)**  
 S Restrict: **None** Fore/REO: **No**

**Utility Information**

Heat: **Central Heat, Natural Gas** Sewer: **City at Street**  
 A/C: **Central Air** Water: **City**  
 Utilities: **Electricity on Property, Natural Gas on Property, See Agent**

**Financial Information**

HOA Name: **Circle C** Est Tax: **\$7,928** Tax Year: **2016**  
 HOA Fee: **\$306/Mandatory/Semi-Annually** Act Tax: Tax Rate: **2.2961**

**Showing Information**

Directions: **South on MoPac, Right on Slaughter Lane, Right on Barstow Ave to end, Right on Ruxton Lane, Right on Fainwood Lane, House on Left**  
 Int Remarks: **Great price in popular Circle C neighborhood ~ One story~ Open floor plan ~ High ceilings~ Arched windows~ ~Large kitchen with island~ Multi-level deck in back ~Mature trees**



Courtesy of Blue Water Realty

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