

# For Sale

## 7805 Mullen Drive

Skout<sup>x</sup>

Crestview - 78757

Main House: 2229 SF [TCAD] 4 bed / 2 bath

ADU: 1089 SF 2BR / 1.5BA

MLS #: 2216366

scan to view  
video tour

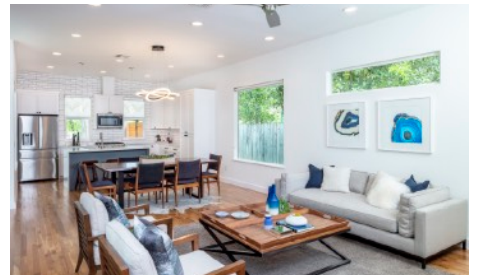


Roland Galang

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Evolution of a 1950's gem on a 0.26-acre lot. 7805 Mullen (**main house**) is a renovated (2018) mid-century ranch-style home with a recently built (2019) back house (**ADU**) in the tree-lined Crestview neighborhood. Contemporary additions have embraced the humble spirit of its postwar roots and continue to retain its charm within this quiet north central Austin community. Thoughtfully designed as a "forever" home that is truly spacious. An inviting layout offering privacy while encouraging togetherness. Conveniently located off Anderson, with easy access to major thoroughfares (MoPac & US 183). ~4 miles to The Domain; ~6.5 miles to UT; ~13.6 miles to Airport.

### Quick Facts

- Main House: 4BR/2BA; 2229 SF; 1-story; renovation+addn (2018)
- ADU: 2BR/1.5BA; 1089 SF; 2-story; recently built 2019
- Screened-in porch: 225 SF [ADU]
- Smart Turf manicured front lawn & yard
- Standing seam metal roof
- SunPower solar system
- Custom wood+steel fence & gate
- Custom metal planters w/ low=watering landscaping
- 2-car covered car port

All information contained herein is deemed reliable but not guaranteed. Buyer must verify.





## 7805 Mullen Drive - Main House



### >> Quick Facts

- 4 Bed / 2 Bath
- 2229 SF / 1-Story]
- 0.26-acre lot
- Renovation & Addition in 2018
- Original home built in 1955

### >> Finishes & Appliances

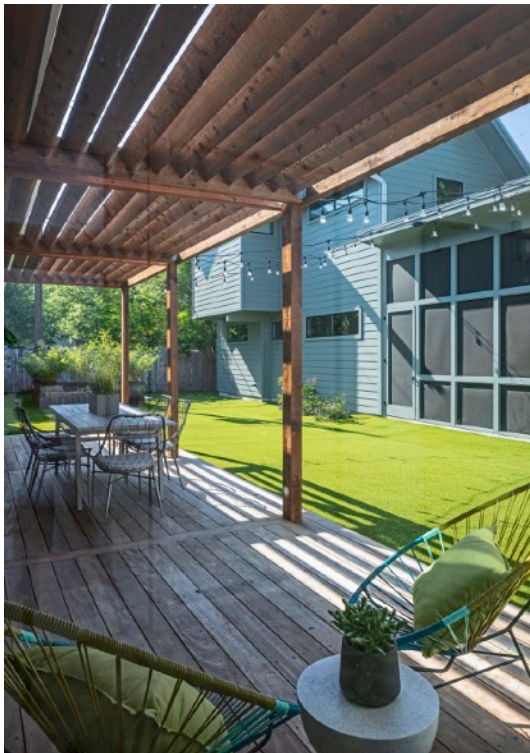
- Quartz counters
- KitchenAid appliances [gas range]
- Samsung refrigerator
- LG gas washer & dryer
- Navien tankless water heater
- Marvin sliding door [upgrade]
- Oak wood flooring

### >> Special Touches

- Oversized soaking tub
- Custom lighting
- Custom shades by The Shade Store
- Custom elfa closet system (master)
- Shelf Genie (kitchen & bath)
- Dual AC/furnace units & zones
- Smart Nest thermostat
- Smart entry & electronic gate locks
- Cat6 wiring throughout

### >> Exterior

- Smart Turf Performance Play w/ silica lawns
- Custom shade sail by Mueller Highlife (front entry)
- Ipe Deck (entry & yard)
- Ipe & Cedar Pergola (yard)
- Custom wood+steel fence & gate
- Standing seam metal roof
- SunPower solar system
- Custom metal planters w/ low-watering landscaping
- Rachio smart irrigation controller
- Outdoor storage shed





## 7805 Mullen Drive - Back House (ADU)



### >> Quick Facts

- 2 Bed / 1.5 Bath
- 1089 SF / 2-Story
- Screened-in Porch [225 SF]
- Recently Built in 2019
- Designed by: *Studio Momentum*
- Built by: Levesque & Co.



### >> Built-in Features & Appliances

- Match grade walnut cabinets & stair panels
- Quartz counters
- KitchenAid appliances [induction stove; oven/microwave combo]
- Meile built-in coffee maker
- Shelf Genie (kitchen)
- Custom extra wide stairs w/ Acorn stairlift
- SunPower solar system

### >> Special Touches

- Custom built-in upholstered dinette seating
- Herman Miller lighting fixture (dining)
- Custom lighting fixture (entry)
- Custom Window Treatments
- Custom elfa closets
- Dual-zoned AC/furnace
- Smart thermostats
- Schlage smart entry lock
- Cat6 wiring throughout

