

# \$525,000 - 11909 Battle Bridge Drive, Austin

MLS® #3720457

## \$525,000

4 Bedroom, 3.00 Bathroom, 2,224 sqft  
Residential on 0.16 Acres

Southland Oaks Sec 04 Ph C, Austin, TX

Pre-inspected & comes with foundation and window lifetime warranties! House is in great shape, bring your buyers! Located in the highly sought-after Villages of Shady Hollow, this home has an incredible layout with 4 true bedrooms, 2 spacious living rooms and 2 dining spaces. The house features many updates including new windows, gutters, flooring, paint, garage door, sprinkler system and much more! Windows line the entire back of the house for excellent views of the spacious backyard from the living room and master bedroom. This home is within walking distance to Baranoff Elementary as well as the community pool and park. Donâ€™t miss your chance to see this home today!

Built in 2000

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 3720457                 |
| Price          | \$525,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,224                   |
| Acres          | 0.16                    |
| Year Built     | 2000                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |



|        |                       |
|--------|-----------------------|
| Status | Active Under Contract |
|--------|-----------------------|

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 11909 Battle Bridge Drive  |
| Subdivision | Southland Oaks Sec 04 Ph C |
| City        | Austin                     |
| County      | Travis                     |
| State       | TX                         |
| Zip Code    | 78748                      |

### **Amenities**

|              |   |
|--------------|---|
| Utilities    | Cable Available, Cable Connected, Electricity Available, Natural Gas Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected, Underground Utilities |
| Features     | Community Mailbox, Curbs, Playground, Park, Pool, Street Lights, Sidewalks  |
| Parking      | Attached, Garage Faces Front, Garage  |
| # of Garages | 2   |
| Garages      | Garage Door Opener  |
| View         | None  |
| Waterfront   | None  |

### **Interior**

|                 |  |
|-----------------|--|
| Interior        | Carpet, Laminate, Tile   |
| Appliances      | Dishwasher, Free-Standing Gas Range, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s) |
| Heating         | Central, Natural Gas   |
| # of Fireplaces | 1  |
| Fireplaces      | Family Room  |
| # of Stories    | 2  |
| Stories         | Two  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Rain Gutters   |
| Lot Description   | Back Yard, Front Yard, Level, Sprinklers Automatic, Trees Large Size |
| Roof              | Shingle  |
| Construction      | Brick, HardiPlank Type   |
| Foundation        | Slab   |

### **School Information**

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Baranoff   |
| Middle     | Bailey     |
| High       | Bowie      |

Property Listed by: All City Real Estate Ltd. CoThe 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 September 10th, 2021 at 5:17pm 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.