

\$529,990 - 13603 Defiance Pass, Austin

MLS® #6866965

\$529,990

2 Bedroom, 3.00 Bathroom, 1,523 sqft
Residential on 0.04 Acres

Presidio Station, Austin, TX

Welcome home to the exquisite comforts and sleek style of this spacious and stylish new home in Presidio Station. Create a bold first impression with an inviting lounge or create your ideal home office in the welcoming downstairs study. The first-floor bedroom is a great place for growing residents or overnight guests and includes plenty of closet space and ample privacy. The elegant staircase rises to an expansive view of the sunny living area on the second floor, which includes a large family room, charming balcony, contemporary dining space, and a streamlined and stylish kitchen. A luxurious en suite bathroom and paired walk-in closets make it easy to rest, refresh, and relax in the deluxe Owner's™ Retreat.

Our EnergySaver®, Homes offer peace of mind knowing your new home in Austin is minimizing your environmental footprint while saving energy. A David Weekley EnergySaver home in Austin averages a 59 on the HERS Index.

Square Footage is an estimate only; actual construction may vary.

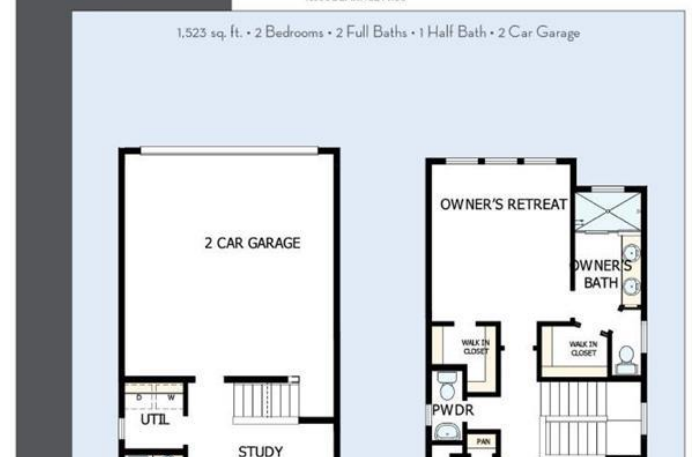
Built in 2021

Essential Information

MLS® # 6866965
Price \$529,990



THE STEPHANI
13603 DEFANCE PASS



At the 2021 MAX Awards, hosted by the Home Builders Association of Greater Austin, David Weekley Homes was honored for Best Product Design for a Specialty Product in Presidio Station!

The stunning, gated community of Presidio Station offers low-maintenance cottages and courtyard homes in a vibrant, walkable north Austin location. Here, you can have it all, near it all with a luxurious home ideal for entertaining with open-concept living areas and outdoor gathering space. Plus, in Presidio Station you'll have access to incredible amenities, including:



Visit our model homes in Presidio Station to discover for yourself why this community is award-winning!
10303 Oldham Cove • Austin, TX 78717

CENTRAL LIVING
by David Weekley Homes



See a David Weekley Homes Sales Consultant for details. Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Copyright © 2021 David Weekley Homes. All Rights Reserved. Austin, TX (AUS-21-000066)

*Heather and Anita are also David Weekley Homes Team Members

Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,523
Acres	0.04
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	13603 Defiance Pass
Subdivision	Presidio Station
City	Austin
County	Williamson
State	TX
Zip Code	78717

Amenities

Utilities	Cable Available, High Speed Internet Available, Underground Utilities, Water Connected
Features	Barbecue, Common Grounds/Area, Park, Pool, Gated, Pet Amenities
Parking	Garage, Garage Faces Rear
# of Garages	2
View	None
Waterfront	None

Interior

Interior	Carpet, Vinyl
Appliances	Dishwasher, Disposal, Microwave, Oven, Refrigerator, Gas Range
Heating	Central
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	In-Wall Pest Control System, Lighting
Lot Description	Sprinklers In Front, Landscaped, Interior Lot

Roof	Composition
Construction	Frame, Blown-In Insulation, Radiant Barrier
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Anderson Mill
Middle	Pearson Ranch
High	McNeil

Property Listed by: David Weekley HomesThe 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 4:31pm 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.