

\$490,000 - 12607 Blackfoot Trail, Austin

MLS® #9171108

\$490,000

3 Bedroom, 2.00 Bathroom, 1,605 sqft
Residential on 0.00 Acres

Indian Oaks & Resub, Austin, TX

Welcome Home! This 3 bedroom 2 bath home located in Indian Oaks provides the open living style so many are looking for in a home. The openness and room arrangements provide for easy flow when entertaining. The large window wall in the living room brightens the rooms and extends the feel of the room into the landscaped backyard. The back yard and deck face away from the heat of the afternoon sun and enjoy the shade of very large crepe myrtle trees. The large living room with vaulted ceilings has a stone fireplace wall with bookshelves and a raised hearth. The galley kitchen opens into the living room and is adjacent to the formal dining room and breakfast room. The beautifully updated kitchen features granite counter tops, stainless steel appliances, updated wood cabinets and recessed lighting. The corner tree covered lot features a side entry garage with level driveway. When you need to leave the house it is only minutes away from two H-E-B® and other local shopping. The Ratan Creek green belt is close by and offers hiking trails. The biking enthusiast will find convenient bike lanes for weekend adventures or workweek travel. Enjoy the convenience of quick access to the Apple/ Parmer technology corridor, the Domain, Lakeline, Seton NW, St. David's Hospitals on N MoPac and 183A in Cedar Park. The area will soon be home to Dell Children Hospital and Texas Children Hospital in the Lakeline area. Indian Oaks has been a stable community for over 40 years and there



are a number of original home owners who continue to enjoy the neighborhood. Come join them!

Built in 1977

Essential Information

MLS® #	9171108
Price	\$490,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,605
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	12607 Blackfoot Trail
Subdivision	Indian Oaks & Resub
City	Austin
County	Williamson
State	TX
Zip Code	78729

Amenities

Utilities	Above Ground Utilities, Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Water Connected
Features	None
Parking	Attached, Garage Faces Side
# of Garages	2
View	None
Waterfront	None

Interior

Interior	Carpet, Laminate, Tile
Appliances	Dishwasher, Electric Water Heater, Disposal, Refrigerator, Stainless

	Steel Appliance(s), Built-In Electric Range, Plumbed For Ice Maker
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Family Room, Raised Hearth, Stone
# of Stories	1
Stories	One

Exterior

Exterior Features	No Exterior Steps
Lot Description	Corner Lot, Sprinklers In Rear, Sprinklers In Front, Level, Sprinklers Automatic, Sprinklers Partial, Trees Large Size
Roof	Composition
Construction	Frame, Stone Veneer
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Jollyville
Middle	Deerpark
High	McNeil

Property Listed by: Bob King, REALTORThe 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 11th, 2021 at 1:45am 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.