

# \$467,000 - 11603 Ladera Vista Drive 15, Austin

MLS® #1150005

**\$467,000**

2 Bedroom, 2.00 Bathroom, 1,371 sqft

Residential on 0.00 Acres

Presbyterian Church of the H, Austin, TX

Private Stand-Alone Condo in a  
Well-Established Community

Perfectly situated to take full advantage of all that Northwest Austin has to offer, this beautifully updated executive garden home sits in a serene, gated community near the heart of Northwest Hills. With mature, arching trees providing expansive shade and the HOA maintaining the landscaping, this community is the ideal lock-and-leave option.

This unique unit enjoys exceptional privacy with windows that overlook a shaded, garden-like area—no direct views of neighboring units. Unlike many units, this one enjoys exceptional privacy with windows facing a serene, garden-like area rather than neighboring homes. The yard is positioned at the front next to a shared walking path, providing extra greenspace that feels like a private oasis. Inside, the home features two bedrooms, two bathrooms, quartz countertops, hand-glazed Italian subway tile backsplash in the kitchen, scraped Acacia wood flooring throughout (with tile in the bathrooms), a gas fireplace, soaring vaulted ceilings above the dining area, and 9-foot ceilings throughout. The primary suite includes a spacious walk-in closet with generous storage and a second vanity separate from the full bath. A high-efficiency, two-stage HVAC heat pump installed in 2022 helps reduce energy bills, and the private patio with custom stonework adds to the home's charm. The attached two-car garage includes built-in shelving for



additional storage. HOA dues cover all exterior maintenance including landscaping, gate upkeep, and regular blowing of the driveway and patio. Located just minutes from the Arboretum, Apple campus, Trader Joe’s, The Domain, and Q2 Stadium, this home is also in a highly rated school district. Northwest Hills is known for its tranquil atmosphere, greenbelts, nature trails, and easy access to downtown Austin and Tarrytown, making it a wonderful place to call home. For more info, go to: <https://wkf.ms/45fzn2a>

Built in 1998

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 1150005     |
| Price          | \$467,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,371       |
| Acres          | 0.00        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 11603 Ladera Vista Drive 15  |
| Area        | 1N                           |
| Subdivision | Presbyterian Church of the H |
| City        | Austin                       |
| County      | Travis                       |
| State       | TX                           |
| Zip Code    | 78759                        |

**Amenities**

|           |                                              |
|-----------|----------------------------------------------|
| Utilities | Electricity Available, Natural Gas Available |
| Features  | None                                         |

|               |              |
|---------------|--------------|
| Parking       | Attached     |
| Garage Spaces | 2            |
| View          | Neighborhood |
| Waterfront    | None         |

### Interior

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Interior        | Tile, Wood                                           |
| Appliances      | Dishwasher, Free-Standing Range, Disposal, Microwave |
| Heating         | Central, Natural Gas                                 |
| Fireplace       | Yes                                                  |
| # of Fireplaces | 1                                                    |
| Fireplaces      | Great Room                                           |
| # of Stories    | 1                                                    |
| Stories         | One                                                  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Level, Trees Medium Size |
| Roof              | Composition              |
| Construction      | Stone Veneer, Stucco     |
| Foundation        | Slab                     |

### School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Davis      |
| Middle     | Murchison  |
| High       | Anderson   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 132             |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Compass RE Texas, LLC |
|----------------|-----------------------|

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