

\$449,500 - 13001 Hymeadow Drive 18, Austin

MLS® #1199076

\$449,500

3 Bedroom, 3.00 Bathroom, 2,426 sqft

Residential on 0.00 Acres

LAKE CREEK VILLAS CONDO, Austin, TX

\$10,000 PRICE IMPROVEMENT - MUST SEE! LOWEST PRICE PER SF IN LAKE CREEK VILLAS! INQUIRE ABOUT OTHER INCENTIVES! Yes!! You CAN have it all; Price, Size, Condition, and SUPERB LOCATION!!! Just down the road from all things ARBORETUM AND DOMAIN! Close to major employers like Apple/Dell/IBM/Samsung, popular retail, The Domain, H-Mart, Alamo Drafthouse, Lakeline Mall, the MetroRail station, and MANY restaurants! Pinballz at Lake Creek is down the street! Minutes to Dell Children's Hospital & Texas Children's Hospital. Easy access to 183/620/45/Parmer for quick commute! **EXTREMELY LOW TAX RATE = 2.00%! ZONED FOR HIGHLY RATED RRISD (Forest North, Pearson Ranch, & McNeil High School). PRE-INSPECTED!!** Free standing "Clairemont" floor plan located in condo regime lives like a single family residence. Please view documents provided that show lot measurements. Lake Creek Villas is a gated community adjacent to Anderson Mill / Old Stage Park with Easy access!! Large private fenced backyard with no neighbor directly behind. This home is located at the back of the community and borders a beautiful mature neighborhood. Back and side = automatic sprinkler system. Two car garage with charging station for Electric Vehicles. Plenty of additional parking located adjacent to Unit 19. Recent water heater 2024. Regular HVAC maintenance has been performed. Light and



bright plan with primary bedroom down and large walk-in shower. Open plan concept is perfect for entertaining with guest bath/laundry room on main floor. Granite counters / stainless appliances. The Upstairs has an ENORMOUS SECOND LIVING SPACE adjoining the study for maximum flexibility. Perfect for media room, play room, work from home or home school! 2 LARGE secondary bedrooms upstairs...both with large walk-in closets. Shared Bathroom configuration upstairs with two separate private vanities. See floorplan. HOA fee includes trash. For investor purchasers: Property CAN be leased. CAN SUBLET TO ROOMMATES! Buyer to verify info.

Built in 2015

Essential Information

MLS® #	1199076
Price	\$449,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,426
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	13001 Hymeadow Drive 18
Area	NW
Subdivision	LAKE CREEK VILLAS CONDO
City	Austin
County	Williamson
State	TX

Zip Code 78729

Amenities

Utilities Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected, Underground Utilities

Features Common Grounds/Area, Community Mailbox, Gated, Internet Access, Street Lights, See Remarks

Parking Attached, Garage, Garage Door Opener, Additional Parking, Common, Gated, See Remarks, Unassigned, Varies by Unit

Garage Spaces 2

Garages Garage Door Opener

View None

Waterfront None

Interior

Interior Carpet, Tile

Appliances Dishwasher, Electric Water Heater, Free-Standing Electric Range, Disposal, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan, Plumbed For Ice Maker

Heating Central, Electric, Heat Pump

Fireplaces None

of Stories 2

Stories Two

Exterior

Exterior Features See Remarks

Lot Description Back Yard, Front Yard, Sprinklers In Rear, Landscaped, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Trees Small Size, Interior Lot, Irregular Lot, Near Public Transit, See Remarks, Sprinklers On Side

Roof Composition, Shingle

Construction HardiPlank Type, Masonry, Stone Veneer, Spray Foam Insulation, Stucco

Foundation Slab

School Information

District Round Rock ISD

Elementary Forest North

Middle Pearson Ranch

High McNeil

Additional Information

Date Listed May 22nd, 2025

Days on Market 153

Listing Details

Listing Office All City Real Estate Ltd. Co

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