

# \$379,000 - 12306 Split Rail Parkway, Austin

MLS® #1351450

## \$379,000

3 Bedroom, 2.00 Bathroom, 1,559 sqft  
Residential on 0.27 Acres

Village 2 At Anderson Mill, Austin, TX

NEW roof, gutters, and HVAC system in 2024. Oversized lot and Big backyard! Northwest Austin 3-bedroom, 2-bathroom featuring vaulted ceilings, exposed beams, and a fireplace. Primary suite on one side of the home while the two additional bedrooms are privately positioned on the opposite side, Outdoors, the expansive backyard provides endless possibilities—whether you envision a pool, garden, or multiple play areas. Award-winning schools, including the highly rated Westwood High School, all within the neighborhood. Community amenities including multiple swimming pools, a splash pad, several parks, and miles of scenic walking trails.

Built in 1975

### Essential Information

MLS® #	1351450
Price	\$379,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,559
Acres	0.27
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Active



## Community Information

Address	12306 Split Rail Parkway
Area	NW
Subdivision	Village 2 At Anderson Mill
City	Austin
County	Williamson
State	TX
Zip Code	78750

## Amenities

Utilities	Electricity Available
Features	None
Parking	Attached
Garage Spaces	2
View	None
Waterfront	None

## Interior

Interior	Carpet, Tile, Vinyl
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Den, Living Room, Wood Burning
# of Stories	1
Stories	One

## Exterior

Exterior Features	None
Lot Description	Trees Medium Size
Roof	Composition
Construction	Masonry
Foundation	Slab

## School Information

District	Round Rock ISD
Elementary	Anderson Mill
Middle	Noel Grisham

High Westwood

## Additional Information

Date Listed June 19th, 2025

Days on Market 118

## Listing Details

Listing Office Orchard Brokerage

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