

# \$619,000 - 3402 Split Rock Trail, Austin

MLS® #1377440

**\$619,000**

3 Bedroom, 2.00 Bathroom, 1,928 sqft  
Residential on 0.41 Acres

Shady Hollow Add Sec 02 Ph 01, Austin, TX

Nestled on a sprawling, shaded .41 acre lot at the end of a tranquil cul-de-sac, this charming ranch-style home perfectly blends comfort and elegance. As you approach the grand entrance, take note of the newly installed dark wood door that sets the tone for the warmth and style found within.

Step inside the expansive living room, where soaring vaulted ceilings adorned with rustic wood beams create an inviting atmosphere. Large windows provide panoramic views of the oversized, private backyard, bringing nature inside and allowing natural light to flood the space. The cozy wood-burning fireplace serves as the centerpiece, perfect for those chilly evenings. A majestic chandelier casts a warm glow over the space, beautifully complemented by brand new luxury vinyl plank (LVP) flooring that flows seamlessly throughout.

The open layout is ideal for entertaining, featuring a separate dining area that effortlessly connects to the living room. The kitchen boasts a delightful breakfast area with a built-in work station, along with double ovens that are perfect for hosting holiday gatherings and family celebrations.

Retreat to the three generously sized bedrooms, each featuring new carpet and



updated fixtures, providing a fresh and modern feel.

Step outside to your backyard oasis! Enjoy sunny afternoons by the sparkling pool, surrounded by lush gardens that offer a peaceful escape from the hustle and bustle of daily life. Spend your weekends lounging on the newly refreshed pool deck or cultivating your own organic vegetables in the raised gardens, complete with an automatic drip system for easy maintenance!

Located within the highly sought-after Baranoff, Bailey, and Bowie school districts, this home is also conveniently close to popular restaurants and shopping destinations, making it the perfect place to call home.

Don't miss your chance to own this beautiful property in a prime location!

Built in 1978

### **Essential Information**

MLS® #	1377440
Price	\$619,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,928
Acres	0.41
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

### **Community Information**

Address	3402 Split Rock Trail
Area	SWE
Subdivision	Shady Hollow Add Sec 02 Ph 01
City	Austin
County	Travis
State	TX
Zip Code	78739

### **Amenities**

Utilities	Electricity Available, Electricity Connected
Features	Park, Pool, Curbs
Parking	Attached, Garage, Garage Door Opener, Garage Faces Side
Garage Spaces	2
Garages	Garage Door Opener
View	None
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Vinyl
Appliances	Dishwasher, Built-In Oven, Double Oven, Electric Cooktop
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Back Yard, Front Yard, Interior Lot, Native Plants, Trees Large Size, Cul-De-Sac, Garden
Roof	Composition
Construction	Frame, Stone
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Baranoff

Middle	Bailey
High	Bowie

## Additional Information

Date Listed	September 18th, 2025
Days on Market	24

## Listing Details

Listing Office	JBGoodwin REALTORS WL
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