

# \$925,000 - 10525 Roy Butler Drive, Austin

MLS® #1384947

**\$925,000**

4 Bedroom, 4.00 Bathroom, 3,266 sqft

Residential on 0.23 Acres

Avery Brookside Ph 01, Austin, TX

Nestled in the heart of Austin's highly desirable Avery Ranch Brookside community, 10525 Roy Butler Drive is a beautifully maintained single-family home offering the perfect blend of comfort, style, and convenience. Step inside and be greeted by a soaring vaulted ceiling and a warm fireplace that create a welcoming living space ideal for entertaining or relaxing. The chef's kitchen is a true highlight, featuring stone countertops, a stylish backsplash, double ovens, a stovetop, a spacious island, and a convenient breakfast bar. A built-in dry bar in the dining area adds both charm and functionality, perfect for hosting. The private primary suite is a retreat of its own, complete with a tray ceiling, spa-inspired ensuite bath with a tiled walk-in shower, double vanity, and a generous walk-in closet. This home offers flexibility with four well-sized bedrooms plus an upstairs bonus room with a full bathroom—perfect for use as a fifth bedroom, guest suite, or dedicated study. Everyday living is made easy with a functional laundry room, tankless water heater, and a three-car garage with extra storage. Outdoor living shines with a private fenced backyard, sparkling heated pool, in-ground hot tub, and an open patio designed for year-round enjoyment. Located in Avery Ranch, a golf course community known for its scenic trails, pools, clubhouse, and easy access to shopping, dining, and top-rated schools, this property delivers the lifestyle so many buyers are searching for in North



Austin.Schedule your private showing today and experience all this incredible home has to offer.

Built in 2004

**Essential Information**

MLS® #	1384947
Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,266
Acres	0.23
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	10525 Roy Butler Drive
Area	RRW
Subdivision	Avery Brookside Ph 01
City	Austin
County	Williamson
State	TX
Zip Code	78717

**Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Connected, Underground Utilities, Water Connected
Features	Clubhouse, Golf, Playground, Pool, Sport Court(s), Sidewalks, Tennis Court(s), Trails/Paths
Parking	Door-Multi, Driveway, Garage Faces Front, Garage, Garage Door Opener
Garage Spaces	3
Garages	Garage Door Opener
View	None

Waterfront	None
Has Pool	Yes

## Interior

Interior	Carpet Free, Laminate, Tile
Appliances	Built-In Oven, Cooktop, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Refrigerator, Tankless Water Heater
Heating	Central
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Near Golf Course, Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Sprinklers In Ground
Roof	Composition
Construction	Brick, Masonry
Foundation	Slab

## School Information

District	Leander ISD
Elementary	Rutledge
Middle	Stiles
High	Vista Ridge

## Additional Information

Date Listed	August 19th, 2025
Days on Market	20

## Listing Details

Listing Office	CB&A, Realtors
----------------	----------------

Property Listed by: CB&A, Realtors Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 14th, 2025 at 7:00am. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices

must be sent in writing by email to: Kuper Sothebyâ€™s International RealtyThe 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 October 14th, 2025 at 7:00am 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.

Listing information last updated on October 14th, 2025 at 7:00am CDT