

# \$615,000 - 4712 S Forest Drive, Austin

MLS® #2159975

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,410 sqft  
Residential on 0.07 Acres

4701 Sylvandale Drive Site Con, Austin, TX

Modern Style Meets Austin Energy in 78745!!!  
Discover this gorgeous newly built modern home in the exciting South Manchaca neighborhood, where sleek design and everyday comfort come together. A welcoming covered carport leads to airy interiors filled with abundant natural light from walls of beautiful windows. Gleaming hardwood floors flow throughout, setting the stage for a flexible open floor plan that easily adapts as a second living area, home office, or extra bedroom. The gourmet kitchen is a showstopper, featuring quartz countertops, undermount sink with gooseneck faucet, shaker-style cabinetry, and stainless steel appliances. Designer tile extends all the way to the ceiling, while stylish pendant lighting and a playful villa-tile palette in the bathrooms add a layer of sophisticated charm. Upstairs, the serene primary suite and additional bedroom provide comfort and privacy. Set in a vibrant, walkable neighborhood just minutes from South Lamar and downtown Austin, this home captures the areas exciting transformation as many properties evolve into fresh new builds. With modern elegance and unbeatable location, its the perfect opportunity to plant roots in one of Austin's most dynamic hot spots!

Built in 2025

## Essential Information

MLS® #                      2159975



Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,410
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	4712 S Forest Drive
Area	10N
Subdivision	4701 Sylvandale Drive Site Con
City	Austin
County	Travis
State	TX
Zip Code	78745

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	None
Parking	Carport
View	None
Waterfront	None

### Interior

Interior	Tile, Wood
Appliances	Built-In Gas Range, Dishwasher, Exhaust Fan, Disposal, Oven, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Private Entrance
Lot Description	Front Yard, Level, City Lot
Roof	Composition
Construction	Blown-In Insulation, HardiPlank Type
Foundation	Slab

## School Information

District	Austin ISD
Elementary	Joslin
Middle	Covington
High	Crockett

## Additional Information

Date Listed	October 2nd, 2025
Days on Market	12

## Listing Details

Listing Office	Compass RE Texas, LLC
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