

# \$739,900 - 16413 Broadbay Drive, Austin

MLS® #3437106

**\$739,900**

4 Bedroom, 4.00 Bathroom, 3,350 sqft

Residential on 0.19 Acres

Avery Ranch East Ph 02 Sec 04, Austin, TX

**\*New roof and gutters installed July 2025\***

Welcome to this beautifully appointed North-facing home in the highly desirable Parkside at Avery Ranch community. Ideally situated within walking distance to the acclaimed Patsy Sommer Elementary (Rated 10) and zoned to Pearson Ranch Middle School in sought-after Round Rock ISD. This elegant home features an attractive stone facade, warm wood flooring, and a versatile layout with 4 bedrooms, including a spacious primary suite on the main level, a dedicated home office with French doors, and a formal dining room. Thoughtful features include crown molding, wrought iron staircase railings, a stone fireplace, gas cooktop, under-cabinet lighting, and stylish downlights.

The living room showcases soaring ceilings and expansive windows, flooding the space with natural light and creating a bright, inviting atmosphere. The open-concept design flows seamlessly into the kitchen and breakfast area, making this home ideal for entertaining. The kitchen boasts ample granite countertops, abundant cabinetry, stainless steel appliances, and a large walk-in pantry.

Retreat to the primary suite on the main floor, offering tranquil backyard views. Upstairs, enjoy a spacious game room—perfect as a media room, play area, or second living space. Three spacious secondary bedrooms upstairs with 2 full bathrooms!

Step outside to a magnificent backyard oasis with a covered patio, mature shade trees, and



plenty of room to add a pool.  
Outdoor enthusiasts will love the nearby trailhead with direct access to Brushy Creek Trail and Avery Ranch Golf Course. Take advantage of exceptional Avery Ranch amenities, including a Junior Olympic-size pool, splash pad, amenity center with pavilion, basketball court, 6 pools, 4 pickleball courts, 4 tennis courts, sand volleyball court, playgrounds, and picnic areas.  
Conveniently located near parks, medical centers, grocery stores, cafes, and gyms along FM 620. Just 15 minutes to the Tech Corridor.

Built in 2008

**Essential Information**

MLS® #	3437106
Price	\$739,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,350
Acres	0.19
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	16413 Broadbay Drive
Area	RRW
Subdivision	Avery Ranch East Ph 02 Sec 04
City	Austin
County	Williamson
State	TX
Zip Code	78717

**Amenities**

Utilities	Cable Available, Phone Available, Underground Utilities, Above Ground Utilities, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	Sidewalks, Curbs, Barbecue, Clubhouse, Common Grounds/Area, Community Mailbox, Golf, Park, Planned Social Activities, Playground, Pool, Property Manager On-Site, Sport Court(s), Street Lights, Tennis Court(s), Trails/Paths
Parking	Attached, Driveway, Garage Faces Front, Garage, Garage Door Opener, Covered, Door-Single, Side By Side
Garage Spaces	2
Garages	Garage Door Opener
View	None
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s), Down Draft, Gas Water Heater, Vented Exhaust Fan
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Rain Gutters, Garden, No Exterior Steps
Lot Description	Back Yard, Front Yard, Sprinklers In Front, Landscaped, Sprinklers Automatic, Close to Clubhouse, Garden, Interior Lot, Level, Near Golf Course, Near Public Transit, Trees Medium Size
Roof	Shingle
Construction	HardiPlank Type, Masonry, Stone, Brick
Foundation	Slab

### **School Information**

District	Round Rock ISD
Elementary	Patsy Sommer
Middle	Pearson Ranch
High	McNeil

## Additional Information

Date Listed                May 30th, 2025

Days on Market        131

## Listing Details

Listing Office            Kopa Real Estate

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