

\$999,900 - 12216 Hanging Valley Drive, Austin

MLS® #3726065

\$999,900

4 Bedroom, 3.00 Bathroom, 2,846 sqft

Residential on 1.79 Acres

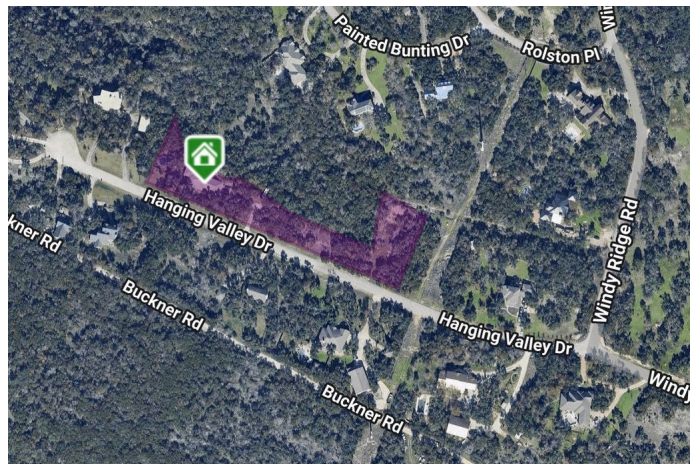
Painted Bunting Ph 02, Austin, TX

Step into a one-of-a-kind home with direct access to over 7 acres of HOA greenbelt where breathtaking views and tranquility await.

Set on 1.789 acres, this single-story residence offers a flexible layout designed for both comfort and everyday functionality. Open living areas are filled with natural light and enhanced by serene greenbelt views. The spacious kitchen serves as the heart of the home with granite countertops, an oversized island, walk-in pantry, abundant cabinetry, a subway tile backsplash with under-cabinet lighting, and display cabinets. Seamlessly connected to the dining and living spaces, itâ€™s ideal for entertaining.

The family room, bathed in sunlight from large windows, flows effortlessly into the kitchen and dining area. A versatile game/media room provides the perfect retreat for movie nights, play, or relaxation. The private ownerâ€™s suite is tucked away for quiet comfort, featuring dual closets and a spa-like bath. Additional bedrooms offer flexibility for family or long-term guests, while a flex room easily serves as a home office or hobby space. A separate gym room/sun room adds even more versatilityâ€”whether used for fitness, reading, or simply unwinding.

Other highlights include a workshop for hobbyists or DIY projects, screened-in hot tub, recent fresh interior and exterior paint, and updated fixtures. Outdoors, youâ€™ll enjoy expansive views of green space, mature trees,



and unmatched privacy. The oversized lot offers endless potential for future outdoor living and entertaining. Located within acclaimed Leander ISD, students attend Four Points Middle School and Vandegrift High—two of the most sought-after campuses in the area. You—™ll also enjoy quick access to shopping, dining, Lake Travis, and major employers, all while feeling worlds away. This is more than a home—it—™s a rare lifestyle of serenity, convenience, and a true connection to nature.

Built in 2003

Essential Information

MLS® #	3726065
Price	\$999,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,846
Acres	1.79
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	12216 Hanging Valley Drive
Area	RN
Subdivision	Painted Bunting Ph 02
City	Austin
County	Travis
State	TX
Zip Code	78726

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Available, Underground Utilities, Water Available
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Features	Trails/Paths
Parking	Attached, Covered, Driveway, Garage Faces Front, Garage, Garage Door Opener, Door-Single
Garage Spaces	2
Garages	Garage Door Opener
View	Hills, Panoramic, Trees/Woods, Garden, Park/Greenbelt
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Laminate, Tile
Appliances	Cooktop, Dishwasher, Free-Standing Range, Disposal, Microwave, Vented Exhaust Fan, Electric Water Heater
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Garden, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Private, Backs to Greenbelt/Park, Many Trees
Roof	Shingle
Construction	Brick
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift

Additional Information

Date Listed	September 12th, 2025
Days on Market	32

Listing Details

Listing Office	Kopa Real Estate
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