

\$475,000 - 10804 N Canoa Hills Trail, Austin

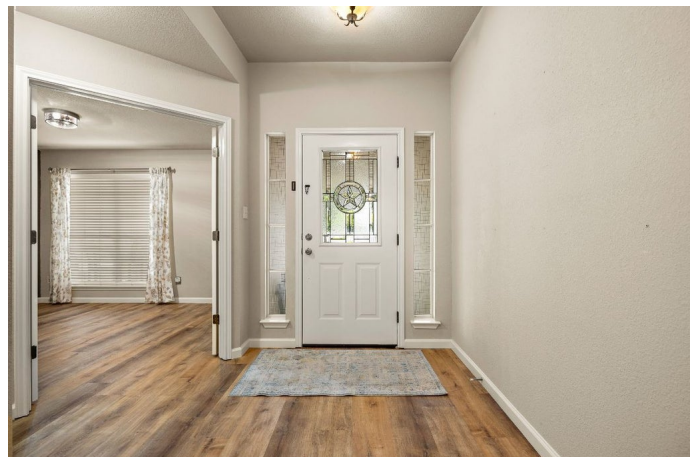
MLS® #5319249

\$475,000

3 Bedroom, 2.00 Bathroom, 1,823 sqft
Residential on 0.20 Acres

Avery Ranch West Ph 01, Austin, TX

Owners have made this 100% brick, 3/2 home very special from the updated interior to the beautiful xeriscaping. No more watering! The disappearing fountain in the Zen like backyard is home to native plants flowering trees and birds. Sod can easily replace the xeriscaping area if preferred. Enjoy the covered Flagstone patio anytime of the day or evening, as the mature trees shade the backyard. In 2023 new luxury vinyl flooring was installed in the home at a cost of \$10,000. November 2023 a new gas water heater was installed for \$1800. The entire fence was replaced in 2019 for \$8500. In 2017 the HVAC system was replaced at a cost of \$9500. The incredible primary bath was remodeled in 2017 to include: a walk-in shower (beautiful tile inside and out), a built-in tiled shower seat, a professional towel warmer, one-of-a-kind LED lighting surrounding the shower, new exhaust fan and heater, along with vessel sinks. Beautiful, custom barn doors were installed leading to this primary bath. The renovation cost was \$24,000. In the kitchen quartz countertops and backsplash were added along with a new large graphite sink and hardware in 2017 for \$10,000. The garage door opener and Spring were replaced in 2017. In 2016 the roof was replaced at a cost of \$12,000. In May 2025, Summit roofing evaluated the roof; it passed the inspection and the documents are included online. Children have a short walk to the bus stop that is three houses down on North Canoa Hills Trail. Easy access to the metro at



Lakeline station is 1.9 miles from this homeâ€¦
a five minute drive or an 11 minute bike ride.
Great location! There is access/entrance to the
Brushy Creek hike & bike trail from Avery. Dell
Childrenâ€™s Hospital is 1.8 miles from this
home. Avery Ranch amenities include five
pools, tennis and Pickleball courts, several
playgrounds, sand, volleyball, courts, and
basketball courts are placed throughout this
beautiful subdivision.

Built in 2001

Essential Information

MLS® #	5319249
Price	\$475,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,823
Acres	0.20
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	10804 N Canoa Hills Trail
Area	CLS
Subdivision	Avery Ranch West Ph 01
City	Austin
County	Williamson
State	TX
Zip Code	78717

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Underground Utilities, Water Available
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Features	Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Curbs, Internet Access, Playground, Park, Pool, Planned Social Activities, Street Lights, Sidewalks, Trails/Paths, Tennis Court(s)
Parking	Attached, Door-Single, Garage, Garage Door Opener
Garage Spaces	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Cork, See Remarks
Appliances	Cooktop, Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Gas Water Heater, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Range
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Native Plants, Trees Medium Size, See Remarks, Xeriscape
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Leander ISD
Elementary	Rutledge
Middle	Artie L Henry
High	Vista Ridge

Additional Information

Date Listed	October 13th, 2025
Days on Market	1

Listing Details

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Listing information last updated on October 13th, 2025 at 11:00pm CDT