

# \$485,000 - 11003 Watchful Fox Drive, Austin

MLS® #6110795

**\$485,000**

3 Bedroom, 3.00 Bathroom, 2,168 sqft  
Residential on 0.16 Acres

Texas Oaks 10, Austin, TX

Your South Austin Sanctuary - New Roof,  
HVAC, Windows & Trails Just Steps Away.

11003 Watchful Fox Dr | Austin, TX 78748 | 3 Beds | 2.5 Baths | 2,168 Sq Ft | New Roof, HVAC, Windows. This home is tucked into a quiet South Austin neighborhood just minutes from the 300-acre Mary Moore Searight Park and offers a rare blend of thoughtful updates, flexible living space, and a strong connection to nature. The two-story layout includes multiple living and dining areas perfect for everyday comfort or entertaining, along with an oversized primary suite large enough for a king-sized bed and sitting area. Recently installed luxury vinyl plank flooring upstairs brings a fresh, cohesive look to the private spaces, while new energy-efficient windows, a 2025 roof, and new HVAC system offer long-term peace of mind. The exterior features low-maintenance permanently painted Hardie plank siding and masonry construction, and the backyard is a tranquil retreat with mature trees and a majestic 200+ year-old oak. Over 22 bird species have been observed nearby, creating a peaceful setting for morning coffee or afternoon downtime. Just steps away, Mary Moore Searight Park offers 6 miles of hike, bike, and equestrian trails, an 18-hole disc golf course, lighted tennis and basketball courts, volleyball courts, a soccer field, fishing pier, playground, off-leash dog area, and more. Located minutes from Slaughter Lane, Southpark Meadows, and downtown Austin,



youâ€™ll also enjoy access to neighborhood favorites like Armadillo Den, Lustre Pearl South, Praxis Coffee, and South Austin Beer Garden. Whether you're relaxing under the canopy of the heritage oak or heading out to meet friends for live music and local bites, this home offers the perfect balance of convenience, charm, and South Austin lifestyle.

Built in 1990

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 6110795                 |
| Price          | \$485,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,168                   |
| Acres          | 0.16                    |
| Year Built     | 1990                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 11003 Watchful Fox Drive |
| Area        | SWE                      |
| Subdivision | Texas Oaks 10            |
| City        | Austin                   |
| County      | Travis                   |
| State       | TX                       |
| Zip Code    | 78748                    |

**Amenities**

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Utilities | Electricity Available, Natural Gas Available, Phone Connected |
| Features  | None                                                          |
| Parking   | Attached, Garage Faces Front                                  |

|               |      |
|---------------|------|
| Garage Spaces | 2    |
| View          | None |
| Waterfront    | None |

### Interior

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
| Interior        | Tile, Wood                                                                             |
| Appliances      | Dishwasher, Exhaust Fan, Free-Standing Range, Disposal, Gas Water Heater, Refrigerator |
| Heating         | Central, Natural Gas                                                                   |
| Fireplace       | Yes                                                                                    |
| # of Fireplaces | 1                                                                                      |
| Fireplaces      | Family Room                                                                            |
| # of Stories    | 2                                                                                      |
| Stories         | Two                                                                                    |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Private Yard                                                                                             |
| Lot Description   | Level, Native Plants, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size |
| Roof              | Composition                                                                                                       |
| Construction      | Brick Veneer, Frame, HardiPlank Type, Masonry                                                                     |
| Foundation        | Slab                                                                                                              |

### School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Casey      |
| Middle     | Paredes    |
| High       | Akins      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 131             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | AIR Property Group |
|----------------|--------------------|

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