

\$379,000 - 14708 Single Trace, Austin

MLS® #6237687

\$379,000

3 Bedroom, 3.00 Bathroom, 1,625 sqft
Residential on 0.20 Acres

BRATTON PARK, Austin, TX

****\$10,000 SELLER CONCESSIONS ****

Now offered at a standout price, this beautifully maintained 3-bed, 2.5-bath home in the highly desirable Wells Branch community is move-in ready and packed with nearly \$90K in upgrades—meaning the new owner won't need to invest in major improvements for years to come.

Key updates include:

- New roof, HVAC, garage door & opener (2024)

- Fresh interior paint (May 2025)

- Energy-efficient Low-E windows, Hardi plank siding, cedar fencing

- Full irrigation system with mature landscaping and trees

- Google Fiber for high-speed internet

Situated on a large lot with only one neighbor and backing to a scenic greenbelt with trails, this property offers privacy, tranquility, and no HOA. Residents enjoy access to pools, parks, rec center amenities, and outdoor activities, all just minutes from major highways, shopping, and dining.

This is a rare opportunity to own a fully



upgraded home in a prime location, at a truly compelling price.

Built in 1995

Essential Information

MLS® #	6237687
Price	\$379,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,625
Acres	0.20
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	14708 Single Trace
Area	N
Subdivision	BRATTON PARK
City	Austin
County	Travis
State	TX
Zip Code	78728

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Clubhouse, Curbs, Dog Park, Fitness Center, Fishing, Internet Access, Pet Amenities, Playground, Park, Pool, Planned Social Activities, Tennis Court(s), Trails/Paths, Conference/Meeting Room, Lake, Racquetball, Sport Court(s)
Parking	Attached
Garage Spaces	2
View	Neighborhood, Park/Greenbelt
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Free-Standing Range, Disposal
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Drip Irrigation/Bubblers, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Backs to Greenbelt/Park, Corner Lot
Roof	Composition
Construction	HardiPlank Type, Masonry
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Wells Branch
Middle	Deerpark
High	McNeil

Additional Information

Date Listed	May 30th, 2025
Days on Market	138

Listing Details

Listing Office	JPAR Round Rock
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