

# \$1,975,000 - 3403 Cascadera Drive, Austin

MLS® #6259260

**\$1,975,000**

4 Bedroom, 2.00 Bathroom, 2,631 sqft

Residential on 0.35 Acres

Balcones Park Edgemont Sec 02, Austin, TX

NEW PRICE + \$20K Seller Credit to Buy  
Down Your Rate!

Experience the rare blend of iconic design, modern luxury, and lush natural surroundings in the heart of Central Austin. This mid-century modern, originally custom-designed in 1963 by John Placek, has been meticulously restored while every major system has been thoughtfully updated — including new plumbing, electrical, mechanical, roof, windows, driveway - EVERYTHING has been updated for you!

Set on an expansive .34-acre lot surrounded by mature trees and greenery, this home offers privacy and a serene connection to nature while being just minutes from Downtown Austin, The University of Texas, Lake Austin, and Austin's most beloved parks and cultural destinations.

Inside, soaring ceilings and walls of picture windows invite the outdoors in, filling the open floor plan with natural light and framing stunning views of the treetops. Designer finishes balance elegance and comfort, from white oak engineered flooring and a hand-built stone fireplace to a custom quartz island with Smart Café Series and Bosch appliances, and marble-appointed baths.

With 4 bedrooms, 2 living areas, and multiple skylights, the home feels both spacious and



intimate. Outdoor living is just as captivating, with fresh landscaping, new sod, and multiple sitting areas designed to immerse you in the property’s natural beauty.

Additional highlights include:

Dedicated mudroom and laundry

Smart home upgrades (Nest thermostat, EV charger, smart doorbell, smart garage opener)

Casis Elementary, O. Henry Middle, Austin High School zoning

Nestled in the exclusive 12-home cul-de-sac of Balcones Park Edgemont

This is more than a home – it’s a lifestyle defined by architectural luxury, and the tranquility of nature at your doorstep.

Don't miss the Virtual Tour, with additional photos and video! Buyer to confirm all information, including school districts.

Built in 1963

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 6259260                 |
| Price          | \$1,975,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,631                   |
| Acres          | 0.35                    |
| Year Built     | 1963                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 3403 Cascadera Drive          |
| Area        | 1B                            |
| Subdivision | Balcones Park Edgemont Sec 02 |
| City        | Austin                        |
| County      | Travis                        |
| State       | TX                            |
| Zip Code    | 78731                         |

### **Amenities**

|               |                                                                                |
|---------------|--------------------------------------------------------------------------------|
| Utilities     | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected |
| Features      | None                                                                           |
| Parking       | Attached, Door-Single, Driveway, Garage, Garage Door Opener                    |
| Garage Spaces | 2                                                                              |
| Garages       | Garage Door Opener                                                             |
| View          | Trees/Woods                                                                    |
| Waterfront    | None                                                                           |

### **Interior**

|                 |                                                                                                                                                               |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Tile, Wood                                                                                                                                                    |
| Appliances      | Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal, Gas Range, Gas Water Heater, Microwave, Tankless Water Heater, Built-In Refrigerator, Wine Cooler |
| Heating         | Central, Fireplace(s)                                                                                                                                         |
| Fireplace       | Yes                                                                                                                                                           |
| # of Fireplaces | 1                                                                                                                                                             |
| Fireplaces      | Gas Starter, Living Room, Wood Burning                                                                                                                        |
| # of Stories    | 1                                                                                                                                                             |
| Stories         | One                                                                                                                                                           |

### **Exterior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Rain Gutters, See Remarks                                 |
| Lot Description   | Many Trees, Sprinklers Automatic, Trees Large Size, Views |
| Roof              | Composition, See Remarks                                  |
| Construction      | HardiPlank Type, Stone                                    |
| Foundation        | Slab                                                      |

### **School Information**

|          |            |
|----------|------------|
| District | Austin ISD |
|----------|------------|

|            |         |
|------------|---------|
| Elementary | Casis   |
| Middle     | O Henry |
| High       | Austin  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 134            |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | eXp Realty, LLC |
|----------------|-----------------|

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