

\$674,999 - 9609 Boathouse Drive, Austin

MLS® #6380653

\$674,999

4 Bedroom, 3.00 Bathroom, 2,975 sqft

Residential on 0.14 Acres

Easton Park, Austin, TX

Welcome to 9609 Boathouse Drive, a stunning 4 bedroom, 3 bath home with 2,975 sq ft of luxury living in the highly sought-after Easton Park community just 12 miles from downtown Austin. From the moment you enter through the foyer, this home impresses with soaring 19-foot ceilings in the living room, a dramatic floor-to-ceiling tile fireplace, & an open-concept design that blends modern elegance with everyday comfort. The gourmet kitchen is equipped with upgraded smart stainless steel appliances, pantry with outlets to hide your appliances, & a discreet central vacuum system with wall connections and a convenient kick plate beneath the cabinets for effortless clean-up. A custom wine room adds sophistication, while the media room comes prewired for a projector and already includes high-end surround sound speakers for the ultimate movie nights. The primary suite is on the first floor and features a spa-inspired bath with a soaking tub and a spacious walk-in closet that connects directly to the laundry room for unmatched convenience. Upstairs, 2 additional bedrooms provide comfort & flexibility for guests. The home is designed for modern living with a 2-car garage prewired for electric vehicle charging, full property irrigation, & a rare lot with no neighbor on one side, creating a more expansive yard and openness that is highly desired in Easton Park. The covered back patio is pre-plumbed with gas and water lines, ready for a future outdoor kitchen and perfect for entertaining.



Pool plans and quotes are in-hand and ready to create your outdoor oasis! Easton Park itself offers over 350 acres of parks, 13 miles of trails, an expansive dog park, delicious food truck park and The Union, the neighborhood's amenity center featuring a resort-style pool, fitness center, and year-round events. This home combines thoughtful design, high-end upgrades, and a location in one of Austin's premier master-planned communities—schedule your showing today and experience it for yourself.

Built in 2024

Essential Information

MLS® #	6380653
Price	\$674,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,975
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	9609 Boathouse Drive
Area	SC
Subdivision	Easton Park
City	Austin
County	Travis
State	TX
Zip Code	78744

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
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Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Game Room, Pet Amenities, Playground, Park, Pool, Planned Social Activities, Sport Court(s), Street Lights, Sidewalks, Curbs, Barbecue, Bar/Lounge, Conference/Meeting Room, Internet Access
Parking	Attached, Driveway, Garage, Electric Vehicle Charging Station(s)
Garage Spaces	2
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Vinyl
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s)
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, In-Wall Pest Control System, Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Private, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Trees Small Size
Roof	Shingle
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

District	Del Valle ISD
Elementary	Newton Collins
Middle	Ojeda
High	Del Valle

Additional Information

Date Listed	October 2nd, 2025
Days on Market	12

Listing Details

Listing Office eXp Realty, LLC

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