

# \$270,000 - 9015 Cattle Baron Path 404, Austin

MLS® #6592637

**\$270,000**

3 Bedroom, 3.00 Bathroom, 1,493 sqft

Residential on 0.08 Acres

Goodnight Ranch, Austin, TX

Priced to Sell, at the lowest price per square foot = \$180/sq ft. Brimming with upgrades, this Move in Ready, lock-and-leave style condo is situated in the highly sought-after Goodnight Ranch neighborhood of South Austin. This desirable end unit offers an upstairs balcony, 3 bedrooms and 2.5 baths, plus an oversized two-car garage complete with built-in shelving for added storage and convenience.

Formerly the model home for 4 years (built in 2019), so it is loaded with premium features throughout: upgraded wood tile flooring, backsplash, bathroom tile, etc. With its high ceilings and walls of windows, the space feels open, inviting, and full of light. Open to the great room, the kitchen showcases a breakfast bar, shaker style cabinets, granite countertops, and stainless steel appliances. The primary en suite features double vanity, walk-in glass shower, and walk-in closet.

The HOA covers the following: yard care, exterior building maintenance, insurance on the structure, fences, pest control, common area maintenance, pool access, parks, and community activities. The gated front yard gives you a bit of green to call your own.

Adding to the turnkey appeal of this property, all appliances conveyâ€”including refrigerator & washer/dryer.

1 minute walk to local retail including a dentist,



fitness center, blow dry bar, restaurant, and veterinary clinic. Directly across the street from the neighborhood pool and within walking distance to the expansive 500+ acre Onion Creek Park. Goodnight Ranch amenities also include: walking trails, splash pad, playscape, shaded picnic tables, grilling stations, fire pit, and more. 2 miles to Southpark Meadows, 10 minutes from McKinney Falls, and not far from the airport.

Best of both worlds: The perfect blend of low maintenance convenience and outdoor lifestyle!

Built in 2019

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 6592637     |
| Price          | \$270,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,493       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 9015 Cattle Baron Path 404 |
| Area        | SC                         |
| Subdivision | Goodnight Ranch            |
| City        | Austin                     |
| County      | Travis                     |
| State       | TX                         |
| Zip Code    | 78747                      |

### **Amenities**

|               |   |
|---------------|---|
| Utilities     | Cable Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Water Connected, Underground Utilities |
| Features      | Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Playground, Park, Pool, Sidewalks, Trails/Paths, Curbs                           |
| Parking       | Attached, Covered, Garage, Garage Door Opener, Inside Entrance, Garage Faces Rear   |
| Garage Spaces | 2   |
| Garages       | Garage Door Opener  |
| View          | Neighborhood  |
| Waterfront    | None  |

### **Interior**

|              |  |
|--------------|--|
| Interior     | Carpet, Tile   |
| Appliances   | Dryer, Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, Washer |
| Heating      | Central, Natural Gas   |
| # of Stories | 2  |
| Stories      | Two  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Lighting, No Exterior Steps, Private Yard, Rain Gutters   |
| Lot Description   | Corner Lot, Interior Lot, Level, Native Plants, Sprinklers Automatic, Sprinklers In Ground, Few Trees, Trees Medium Size |
| Roof              | Composition  |
| Construction      | HardiPlank Type, Stucco  |
| Foundation        | Slab   |

### **School Information**

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 11                |

### **Listing Details**

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