

# \$389,000 - 12607 Shady Acres Drive, Buda

MLS® #6867272

## \$389,000

3 Bedroom, 2.00 Bathroom, 1,276 sqft  
Residential on 0.46 Acres

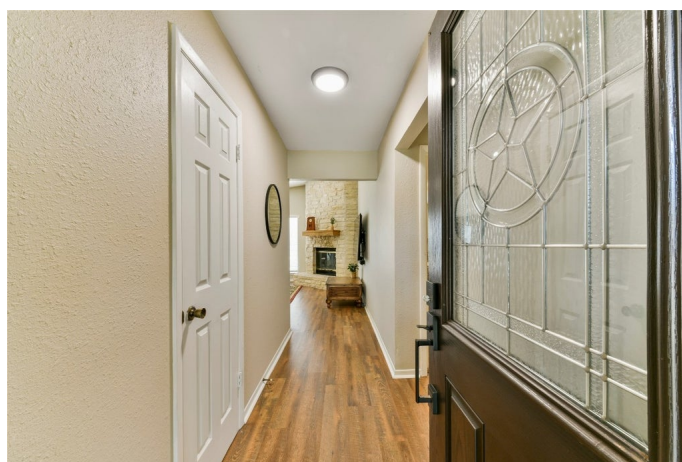
Cimarron Park Iii Ph 3, Buda, TX

This 3-bedroom, 2-bath single-story home sits on a large 0.45-acre lot with a peaceful BACKYARD VIEW. You'll love the mature oak trees, and the wildlife that often visits. Homes in Cimarron Park don't come up for sale often, and it's hard to find this much space so close to Austin for \$389,000. Plus, NO HOA and Hays ISD schools! Inside, the living room has a cozy wood-burning fireplace and big windows looking out to the backyard. The kitchen has been remodeled with quartz countertops, black appliances, and fresh cabinets. The bathrooms are updated too, and recent improvements include upgraded double-pane windows, exterior wood siding, exterior doors, fresh carpet, vinyl floors, and paint. The outside features Texas limestone accents, a side-entry 2-car garage, and a big backyard ready for BBQs, gardening, or relaxing. Only 10 minutes to H.E.B. and a quick drive to downtown Austin--this home gives you room to breathe without giving up convenience. Welcome home!

Built in 1985

## Essential Information

MLS® #	6867272
Price	\$389,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,276
Acres	0.46
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

### **Community Information**

Address	12607 Shady Acres Drive
Area	HH
Subdivision	Cimarron Park Iii Ph 3
City	Buda
County	Hays
State	TX
Zip Code	78610

### **Amenities**

Utilities	Electricity Connected, Water Connected
Features	None
Parking	Attached, Garage Faces Side
Garage Spaces	2
View	Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Vinyl
Appliances	Dishwasher, Free-Standing Range, Disposal
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	None
Lot Description	Trees Large Size
Roof	Composition
Construction	Stone Veneer

Foundation                      Slab

**School Information**

District                      Hays CISD  
Elementary                      Carpenter Hill  
Middle                      Eric Dahlstrom  
High                      Johnson High School

**Additional Information**

Date Listed                      August 1st, 2025  
Days on Market                      67

**Listing Details**

Listing Office                      Central Metro Realty

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