

\$749,000 - 569 Mendocino Lane, Austin

MLS® #7107226

\$749,000

4 Bedroom, 3.00 Bathroom, 2,852 sqft
Residential on 0.22 Acres

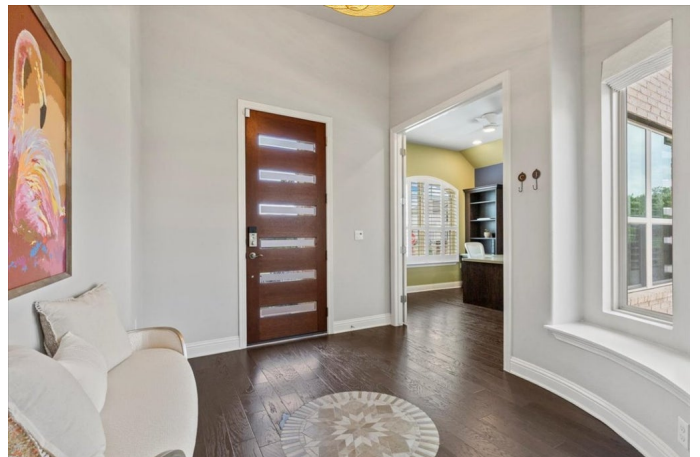
Belterra- san saba, Austin, TX

Welcome to 569 Mendocino Lane where custom design meets refined comfort in the coveted Belterra community.

Perfectly situated on a spacious .22 acre corner lot with only one neighbor, this beautifully upgraded single story, 4 bedroom home offers the ideal blend of elegance, functionality, and effortless entertaining. The home is positioned conveniently between Austin and Dripping Springs.

Thoughtfully designed with a sanctuary style lifestyle in mind, the home features an open concept layout with high end finishes, a convenient Jack and Jill bedroom layout, and a custom home office perfect for remote work or quiet retreat. The air conditioned and heated all season room with automated shades adds year round flexibility with a 662 sqft built up patio with a Green space 34 X 19 creating a beautifully landscaped oasis right in your backyard.

The backyard is a true landscaped dream, featuring low maintenance hardscaping, a small grassy area with 4 sprinkler heads, a pergola with a custom plexiglass sunshade roof, and a custom built outdoor dining bar, perfect for gatherings that are large or small. Additional highlights include a three car garage, a water softener system, tankless water heater, Sonos sound system indoor and



out perfect for music lovers, control tower, smart thermostat, soft close cabinets, pull out drawer, motion sensor lights and modern designer fixtures throughout.

Belterra is more than a neighborhood, it's a lifestyle. With access to top rated Dripping Springs ISD schools, 15 mile scenic hike and bike trails, and resort style community amenities, it's easy to see why residents love calling this vibrant community home. Plus, with Belterra Village just around the corner, you're never far from upscale dining, shopping, and entertainment.

Don't miss the chance to make this exceptional home your own, schedule a private tour today and experience the best of Hill Country living.

Built in 2017

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 7107226 |
| Price | \$749,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,852 |
| Acres | 0.22 |
| Year Built | 2017 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 569 Mendocino Lane |
| Area | HD |
| Subdivision | Belterra- san saba |

| | |
|----------|--------|
| City | Austin |
| County | Hays |
| State | TX |
| Zip Code | 78737 |

Amenities

| | |
|---------------|---|
| Utilities | Phone Connected |
| Features | Dog Park, Playground, Park, Pool, Sidewalks, Trails/Paths |
| Parking | Driveway, Garage Faces Front, Garage, Garage Door Opener |
| Garage Spaces | 3 |
| Garages | Garage Door Opener |
| View | Trees/Woods |
| Waterfront | None |

Interior

| | |
|-----------------|------------------------------|
| Interior | Tile, Wood |
| Appliances | Microwave, See Remarks, Oven |
| Heating | Central, Fireplace(s) |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|----------------------------|
| Exterior Features | Private Yard, Rain Gutters |
| Lot Description | Landscaped, Corner Lot |
| Roof | Shingle |
| Construction | Brick, Masonry |
| Foundation | Slab |

School Information

| | |
|------------|----------------------|
| District | Dripping Springs ISD |
| Elementary | Rooster Springs |
| Middle | Sycamore Springs |
| High | Dripping Springs |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | July 17th, 2025 |
|-------------|-----------------|

Days on Market 11

Listing Details

Listing Office eXp Realty, LLC

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Listing information last updated on October 15th, 2025 at 3:00am CDT