

\$495,000 - 13269 Kerrville Folkway, Austin

MLS® #7609372

\$495,000

4 Bedroom, 2.00 Bathroom, 2,028 sqft

Residential on 0.17 Acres

Milwood Sec 26a, Austin, TX

A must see in the heart of North Austin, this beautifully updated single-story home offers comfort, style, and unmatched convenience. Ideally situated within walking distance to Apple's™ HQ and Jollyville Elementary, this 4-bedroom, 2-bathroom residence spans 2,028 sq ft and blends modern updates with timeless charm. Natural light pours into the spacious living room through updated windows overlooking the lush backyard. A brick gas fireplace anchors the space, creating a warm and inviting atmosphere for everyday living or entertaining. The living room flows effortlessly into two dining areas, including a formal dining room that has been thoughtfully renovated—perfect for hosting, working remotely, or creative pursuits. The remodeled kitchen boasts custom cabinetry and built-ins designed for maximum efficiency and storage. Recent upgrades in the last few years include a new roof, windows, HVAC system, gutters, and kitchen, making this home move-in ready. The primary suite is a true retreat with a walk-in closet and an expansive en-suite bath featuring a soaking tub and separate shower. Step outside to your backyard oasis with new composite decking, fig and loquat trees, and native landscaping. A fully installed in-ground sprinkler system covers both front and back yards, and a 110-gallon rainwater collection system adds sustainable ease to your gardening routine. Located on a tranquil, tree-lined street just six homes away from the entrance to a scenic walking trail that provides



access to the community pool, community center, basketball courts, tennis courts, pickleball courts and a park. Residents may also opt into the Rattan Creek Neighborhood Association. Membership is just \$25/year with no transfer fee, and is open to both residents and non-residents. Experience the perfect blend of natural beauty, modern updates, and prime location in one of Austin’s most desirable and growing corridors.

Built in 1988

Essential Information

MLS® #	7609372
Price	\$495,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,028
Acres	0.17
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	13269 Kerrville Folkway
Area	NW
Subdivision	Milwood Sec 26a
City	Austin
County	Williamson
State	TX
Zip Code	78729

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Playground, Pool, Tennis Court(s), Trails/Paths
Parking	Attached, Door-Single, Garage, Garage Door Opener

Garage Spaces	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Raised Hearth, Glass Doors, Masonry
# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Level, Trees Medium Size
Roof	Composition
Construction	Brick Veneer, Masonry
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Jollyville
Middle	Deerpark
High	McNeil

Additional Information

Date Listed	May 15th, 2025
Days on Market	159

Listing Details

Listing Office	JPAR Austin
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