

# \$900,000 - 8113 Via Verde Drive, Austin

MLS® #7615748

**\$900,000**

4 Bedroom, 4.00 Bathroom, 3,181 sqft

Residential on 0.19 Acres

Alta Mira Sec 2 At Circle C Ra, Austin, TX

A True Austin Gem: Move-In Ready Family Home in Circle C Ranch. Welcome home to the highly sought-after, amenity-rich community of Circle C Ranch! This beautifully maintained 4-bed 3.5-bath residence is an absolute must-see. Offering the perfect blend of updated elegance and a world-class neighborhood lifestyle this home is a true gem! The curb appeal is instant, highlighted by newly laid sod and a serene, treed yard providing wonderful shade and privacy. Step inside to discover a freshly revitalized interior, featuring fresh paint throughout, luxurious new carpet, and stunning plantation shutters, creating a clean, modern, and move-in-ready experience for its new owners. Nest thermostats upstairs and down make climate control and energy efficiency a breeze! The home's exterior has also been treated to a fresh coat of paint and a brand new fence ensuring a pristine look from the street all the way to the back yard stone wall. A brand new digital Rachio sprinkler system will keep this yard beautiful. Pride in ownership abounds in the squeaky clean home! Beyond a beautifully updated home, you gain access to the unparalleled amenities of Circle C Ranch, one of Southwest Austin's premier master-planned communities. Enjoy a truly active lifestyle with four separate swim centers, including an Olympic-sized, year-round heated pool. The renowned Grey Rock Golf Club and Tennis Club, over 500 acres of dedicated parkland, greenbelts, and



miles of hike-and-bike trails, including the nearby Veloway a just a few of the other delightful bonuses. Enjoy an active community center that hosts fun events and experience the best of Austin living with quick access to Mopac, downtown, fine dining, and entertainment, all from your stunning, turn-key home. Beyond having easy access to the best that Austin has to offer, the home is situated quite literally at the gateway to Texasâ€™™ magnificent hill country. This property truly offers an exceptional opportunity! Check it out today!

Built in 2011

**Essential Information**

MLS® #	7615748
Price	\$900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,181
Acres	0.19
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	8113 Via Verde Drive
Area	SWW
Subdivision	Alta Mira Sec 2 At Circle C Ra
City	Austin
County	Travis
State	TX
Zip Code	78739

**Amenities**

Utilities	Natural Gas Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Curbs, Dog Park, Playground, Park, Pool
Parking	Attached, Garage Faces Front, Garage, Garage Door Opener
Garage Spaces	2
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

### **Interior**

Interior	Carpet, Wood
Appliances	Built-In Electric Range, Cooktop, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Plumbed For Ice Maker
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Yard, Interior Lot, Landscaped, Sprinklers Automatic, Trees Medium Size
Roof	Composition
Construction	Brick Veneer, Masonry, Stone Veneer
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Clayton
Middle	Gorzycki
High	Bowie

### **Additional Information**

Date Listed	October 7th, 2025
Days on Market	7

### **Listing Details**

Listing Office	Transcend DFW Properties
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