

# \$774,990 - 17304 Hattie Trace, Austin

MLS® #7764524

**\$774,990**

4 Bedroom, 4.00 Bathroom, 2,743 sqft  
Residential on 0.12 Acres

Sweetwater Vlg C&D Sec 2, Austin, TX

Stunning Newmark Homes Dakota Floor Plan in Sweetwater! This beautifully upgraded 4-bedroom, 3.5-bath home offers the perfect blend of elegance and functionality. As you enter, you're greeted by a dramatic, sweeping staircase that sets the tone for the entire home. The open-concept layout features a spacious study, a large family room filled with natural light, and a breathtaking kitchen complete with premium upgrades, designer finishes, and a generous breakfast area – ideal for both everyday living and entertaining. Enjoy seamless indoor-outdoor living with an extended covered patio downstairs and a charming balcony upstairs. The home also includes a 2-car garage and thoughtfully designed spaces throughout. Located in the sought-after Sweetwater community, this home combines luxury and comfort in one exceptional package. Don't wait! Call and schedule your appointment today!

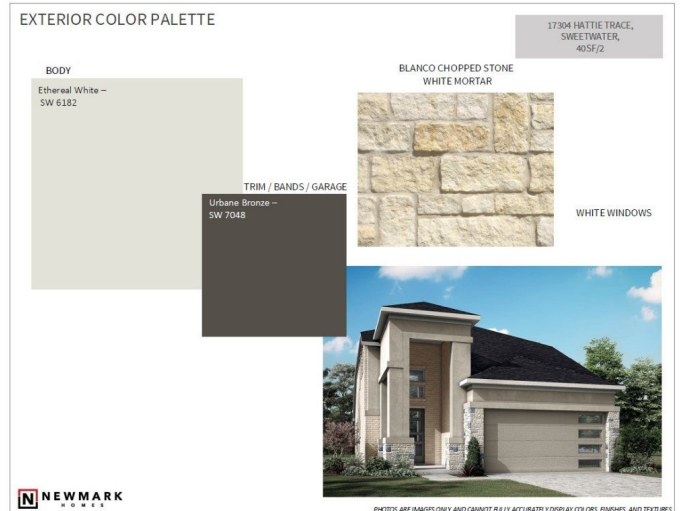
Built in 2025

## Essential Information

MLS® #	7764524
Price	\$774,990
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,743



### EXTERIOR COLOR PALETTE



### MAIN FINISHES – COLOR BOARD



Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	17304 Hattie Trace
Area	LS
Subdivision	Sweetwater Vlgs C&D Sec 2
City	Austin
County	Travis
State	TX
Zip Code	78738

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Curbs, Dog Park, Fitness Center, Pet Amenities, Playground, Park, Pool, Planned Social Activities, Street Lights, Sidewalks, Trails/Paths
Parking	Garage Faces Front, Garage, Garage Door Opener
Garage Spaces	2
Garages	Garage Door Opener
View	None
Waterfront	None

### Interior

Interior	Carpet, Tile, Vinyl
Appliances	Built-In Oven, Cooktop, Dishwasher, Microwave, Oven, Range Hood, Tankless Water Heater
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### Exterior

Exterior Features	In-Wall Pest Control System, Rain Gutters
Lot Description	Sprinklers Automatic
Roof	Composition, Shingle
Construction	Cement Siding, Stone, Stucco
Foundation	Slab

## School Information

District	Lake Travis ISD
Elementary	Rough Hollow
Middle	Lake Travis
High	Lake Travis

## Additional Information

Date Listed	September 9th, 2025
Days on Market	35

## Listing Details

Listing Office	Ryan Matthews
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