

# \$1,999,990 - 12529 Verandah Court, Austin

MLS® #7807891

**\$1,999,990**

6 Bedroom, 6.00 Bathroom, 5,147 sqft  
Residential on 0.80 Acres

Estates at Grandview Hills, Austin, TX

Experience elevated living in this exquisite custom home by Gary Beam, gracefully situated on a 0.8-acre lot within the coveted Estates at Grandview Hills. Thoughtfully designed, this residence blends refined architecture with tranquil surroundings and panoramic greenbelt views, offering both grandeur and comfort in equal measure.

Upon entry, youâ€™re greeted by soaring ceilings, an elegant wrought-iron staircase with designer carpet, and finely crafted details that set a tone of timeless sophistication. The main house offers four generously sized bedrooms, four full bathrooms, and a luminous home office overlooking the pool and backyard oasis.

A detached guest casita with its own entrance features a full kitchen, open-concept living space, private bedroom, and officeâ€”perfect for extended family, visiting guests, or a dedicated remote work suite. Inside, custom finishes, premium appliances, and tailored furnishings elevate every room with style and functionality.

Step outside to a resort-caliber backyard designed for ultimate relaxation and entertaining. An infinity-edge pool, heated plunge pool, spa, fire pit, and multiple seating areas are nestled among lush landscaping and unobstructed vistas.



Located in the highly rated Leander Independent School District and just minutes from Austin's tech corridor with easy access to Apple, Oracle, Samsung, and more. With an oversized two-car garage, ample guest parking, and proximity to medical centers and the airport, this rare offering checks every box for luxury, lifestyle, and location.

Built in 2004

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 7807891                 |
| Price          | \$1,999,990             |
| Bedrooms       | 6                       |
| Bathrooms      | 6.00                    |
| Full Baths     | 6                       |
| Square Footage | 5,147                   |
| Acres          | 0.80                    |
| Year Built     | 2004                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 12529 Verandah Court       |
| Area        | RN                         |
| Subdivision | Estates at Grandview Hills |
| City        | Austin                     |
| County      | Travis                     |
| State       | TX                         |
| Zip Code    | 78726                      |

**Amenities**

|           |                                                                                                                                                                  |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities | Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected, Phone Connected |
| Features  | None                                                                                                                                                             |
| Parking   | Attached, Driveway, Garage, Garage Faces Side                                                                                                                    |

|               |                                                     |
|---------------|-----------------------------------------------------|
| Garage Spaces | 2                                                   |
| View          | Park/Greenbelt, Hills, Panoramic, Pool, Trees/Woods |
| Waterfront    | None                                                |
| Has Pool      | Yes                                                 |

### Interior

|                 |                                                                                                                                                 |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Tile, Wood, Stone                                                                                                                               |
| Appliances      | Built-In Electric Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s) |
| Heating         | Central, Natural Gas                                                                                                                            |
| Fireplace       | Yes                                                                                                                                             |
| # of Fireplaces | 1                                                                                                                                               |
| Fireplaces      | Gas, Outside                                                                                                                                    |
| # of Stories    | 2                                                                                                                                               |
| Stories         | Two                                                                                                                                             |

### Exterior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Exterior Steps, Private Yard, Rain Gutters                                                                                                                      |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Private, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side |
| Roof              | Metal                                                                                                                                                           |
| Construction      | Masonry, Stone, Stucco                                                                                                                                          |
| Foundation        | Slab                                                                                                                                                            |

### School Information

|            |                 |
|------------|-----------------|
| District   | Leander ISD     |
| Elementary | Grandview Hills |
| Middle     | Four Points     |
| High       | Vandegrift      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 141            |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Austin Luxury Realty |
|----------------|----------------------|

Property Listed by: Austin Luxury Realty Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 18th, 2025 at 3:30am. All data is obtained from various sources

and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: Kuper Sotheby's International Realty The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 18th, 2025 at 3:30am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.

Listing information last updated on October 18th, 2025 at 3:30am CDT