

# \$340,000 - 15405 Sutton Drive, Austin

MLS® #8333902

**\$340,000**

3 Bedroom, 3.00 Bathroom, 1,692 sqft  
Residential on 0.80 Acres

Cardinal Hills Estates Unit 14, Austin, TX

**PRICE REDUCED! MAKE IT YOUR OWN!**

Welcome to 15405 Sutton Drive—a truly unique property in the Lakeway area, offering privacy, character, and long-term value on nearly half an acre of unincorporated land with no HOA. This one-of-a-kind home stands apart from cookie-cutter construction with thoughtful design elements, prepaid solar panels, a solid foundation, septic system, and a private water—positioning it for potential off-grid capability. Inside, you'll find a spacious layout with the primary bedroom conveniently located on the main floor and additional bedrooms upstairs. A versatile bonus room with its own balcony offers sweeping Hill Country views—perfect for a home office, second living area, or guest retreat. Concrete floors flow through the main level, with wood stairs, tile in the bonus room, and cozy carpet in the upstairs bedrooms. The open-concept kitchen features a breakfast bar and connects seamlessly to the living room, which is anchored by soaring ceilings and a classic wood-burning fireplace. Washer, dryer, and a recently updated refrigerator can convey. Out back, enjoy a balance of covered and open patio space ideal for entertaining, relaxing, or grilling. Drone photography captures the natural setting, seasonal creek, and expansive backyard—an excellent fit for buyers seeking privacy, sustainability, and flexibility. Located in acclaimed Lake Travis ISD, with easy access to all the amenities Lakeway has to offer. The current pricing reflects known



condition-related factorsâ€”allowing the next owner to invest with clarity and confidence. Come explore the freedom, space, and potential Sutton Drive has to offer.

Built in 2005

**Essential Information**

MLS® #	8333902
Price	\$340,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,692
Acres	0.80
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	15405 Sutton Drive
Area	LS
Subdivision	Cardinal Hills Estates Unit 14
City	Austin
County	Travis
State	TX
Zip Code	78734

**Amenities**

Utilities	Electricity Connected, See Remarks, Sewer Not Available, Water Not Available
Features	None
Parking	Attached, Garage
Garage Spaces	2
View	Creek/Stream, Hills
Waterfront	None

**Interior**

Interior	Carpet, Concrete, Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Dryer, Electric Cooktop, Refrigerator, Washer
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Yard, Front Yard
Roof	Composition, Shingle
Construction	Masonry
Foundation	Slab

## School Information

District	Lake Travis ISD
Elementary	Lake Travis
Middle	Hudson Bend
High	Lake Travis

## Additional Information

Date Listed	April 1st, 2025
Days on Market	196

## Listing Details

Listing Office	Levi Rodgers Real Estate Group
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