\$389,000 - 12304 Barras Branch Drive, Austin

MLS® #8461469

\$389,000

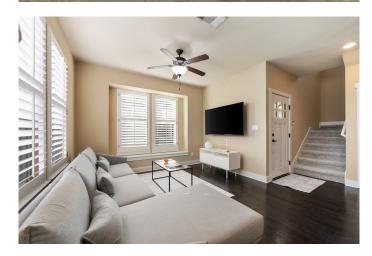
3 Bedroom, 3.00 Bathroom, 1,733 sqft Residential on 0.20 Acres

Gabardine Condo, Austin, TX

Low maintenance living in gated community in highly desirable Southwest Austin location. Lovely 3 bedroom + office + bonus room on coveted corner lot. Terrific location with 2 open parking spaces adjacent to 1-car garage & driveway. Very functional open concept floorplan with office & half bath down. Updated kitchen including granite counters, stainless appliances, glass tile backsplash & breakfast bar. Plantation shutters throughout the home allowing for tons of natural light to filter in. Recent exterior paint & carpet. Very spacious primary bedroom up with large walk-in closet & bonus room perfect for office, sitting room or nursery. Luxurious primary bath with walk-in shower, dual vanities & granite counters. Another huge bedroom with vaulted ceilings is located at the end of the hallway and shares a spacious full bathroom with bedroom #3. Downstairs office could easily be converted to 4th bedroom - already has a closet - just needs a door! Fenced yard & large back patio with pergola - perfect for relaxing & entertaining. Detached 1 car garage. Cute covered front porch. Plenty of guest parking near coveted, insulated location at the back of the community. Perfect lock & leave property with HOA fees covering landscaping, exterior maintenance & insurance, common area maintenance & amenities including beautiful pool in a lovely wooded setting. Very special small & friendly community! Great schools including Baranoff Elementary, Bailey MS & Bowie HS. Convenient to SH45 toll, Mopac &







downtown ATX.

Built in 2009

Essential Information

MLS® # 8461469

Price \$389,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,733

Acres 0.20

Year Built 2009

Type Residential

Sub-Type Condominium

Status Active

Community Information

Address 12304 Barras Branch Drive

Area SWE

Subdivision Gabardine Condo

City Austin
County Travis

State TX

Zip Code 78748

Amenities

Utilities Electricity Available

Features Barbecue, Common Grounds/Area, Community Mailbox, Pool, See

Remarks, Trails/Paths, Gated

Parking Assigned

Garage Spaces 1

Waterfront None

Interior

Interior Carpet, Tile, Wood

Appliances Dishwasher, Free-Standing Range, Disposal, Microwave, Self Cleaning

Oven

Heating Central Fireplaces None

of Stories 2

Stories Two

Exterior

Exterior Features None

Lot Description Many Trees, Sprinklers Automatic, Trees Medium Size, Moderate Trees,

Sprinklers In Ground

Roof Composition

Construction HardiPlank Type

Foundation Slab

School Information

District Austin ISD

Elementary Baranoff

Middle Bailey

High Bowie

Additional Information

Date Listed February 28th, 2025

Days on Market 220

Listing Details

Listing Office Keller Williams Realty

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