

# \$829,990 - 17306 Hattie Trace, Austin

MLS® #8507935

**\$829,990**

4 Bedroom, 4.00 Bathroom, 2,973 sqft  
Residential on 0.12 Acres

Sweetwater Vlg C&D Sec 2, Austin, TX

Now Available in Sweetwater â€” Newmark Homes Sierra Floorplan! Step into elegance with this beautifully designed 4-bedroom, 3.5-bath, 2-story home located in the highly sought-after Sweetwater community. The Sierra floorplan offers a perfect blend of comfort and sophistication, featuring a spacious 2-car garage, formal living room, large family room, and a bright breakfast area that flows seamlessly into a gourmet kitchen complete with designer finishes. The home showcases stunning LVP flooring throughout, a striking staircase, and upscale designer upgrades that elevate every space. Enjoy cozy evenings by the impressive 60" Allusion fireplace, or entertain outdoors on the extended covered patio and private balcony â€” ideal for relaxing or hosting guests. Retreat to the luxurious primary suite with a spa-like bath, complete with a freestanding soaking tub, dual vanities, and walk-in shower. Every detail in this home has been thoughtfully curated to offer modern living with timeless style. Donâ€™t miss your chance to own this new construction gem in one of Austin's premier communities!

Built in 2025

## Essential Information

MLS® # 8507935  
Price \$829,990



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,973
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	17306 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, Street Lights, Sidewalks, Trails/Paths
Parking	Garage Faces Front, Garage
Garage Spaces	2
View	None
Waterfront	None

### Interior

Interior	Carpet, Tile, Vinyl
Appliances	Built-In Oven, Cooktop, Dishwasher, Microwave, Range Hood, Stainless Steel Appliance(s), 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
----------------	---------------

Property Listed by: Ryan Matthews Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 14th, 2025 at 8:01pm. 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 14th, 2025 at 8:01pm 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 14th, 2025 at 8:01pm CDT