

# \$350,000 - 15109 Blanchard Drive, Austin

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MLS® #8964338

## \$350,000

2 Bedroom, 1.00 Bathroom, 1,440 sqft  
Residential on 0.33 Acres

Cardinal Hills Estates Unit 16, Austin, TX

This is a very unique custom-designed home. Its currently valued by our bank at \$407,900. It was made to appeal to and accommodate a retired couple, or an independent individual. All rooms are wide open and extra large with a spacious and open design for comfort and aesthetic ambiance. You can go from room to room without encountering a door - except into the bathroom. There is a very large open rec/playroom upstairs that opens by French doors to the upstairs spacious porch, from which you can see beautiful hill-country and Austin skyline views!

The Attic has blown-in insulation. House is all electric, on city of Austin electric power. Sewage is on a low-maintenance non-aerobic septic system. Property has No well, and the city does not provide water. Potable Water is pumped to the house from a 22k gal tank on the property, which is re-filled monthly, so there are no city water bills.

Property is located in Travis County, and is Not part of any subdivision, neighborhood, city, village, nor incorporated area. Therefore, any type of farm animals or birds may be kept, and are allowed on the property. You can also accommodate your boat!

Schools are in the Lake Travis Independent school district-Hudson Bend area, with the middle school about two blocks away. Fire station is also two blocks away and the hospital is less than five miles.

Property has an "out-in-the-country" feel, but is actually located very close-in to city



conveniences. It is located between Lake Travis and the Colorado River! You Must first see this property and where it is located to appreciate its value and superb potential!!!! Sellers are very motivated to sell, and will consider all offers.

Built in 2014

### **Essential Information**

MLS® #	8964338
Price	\$350,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,440
Acres	0.33
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	15109 Blanchard Drive
Area	LS
Subdivision	Cardinal Hills Estates Unit 16
City	Austin
County	Travis
State	TX
Zip Code	78734

### **Amenities**

Utilities	Electricity Connected, Cable Connected
Features	None
Parking	None
Waterfront	None

### **Interior**

Interior	Carpet Free, Concrete, Laminate
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Appliances	Dishwasher, Free-Standing Electric Range, Disposal
Heating	Central, Electric
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard, Rain Gutters, Balcony, RV Hookup
Lot Description	Front Yard, Moderate Trees, Trees Medium Size, Cleared, Gentle Sloping
Roof	Asphalt
Construction	HardiPlank Type
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	September 7th, 2025
Days on Market	38

## Listing Details

Listing Office	Keller Williams Realty Lone St
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