

\$625,000 - 763 Catalina Lane, Austin

MLS® #9051815

\$625,000

4 Bedroom, 3.00 Bathroom, 2,706 sqft

Residential on 0.20 Acres

Belterra, Austin, TX

Welcome home to 763 Catalina Lane - a charming 1.5-story, 2017-built, 4 bed, 3 bath home located in the highly sought-after master-planned community of Belterra. This spacious 2,706 sq. ft. home blends modern comfort with timeless style. Downstairs are 3 bedrooms, 2 full baths, a DEDICATED OFFICE and a SUNROOM with beamed ceilings. Upstairs is a secondary living space (or GAME ROOM), a 4th bedroom and a full bath - perfect for a teen or parent needing more privacy. This home backs to a tranquil GREENBELT, providing privacy and scenic views. Step outside to an EXTENDED STONE PATIO and an established VEGGIE GARDEN—perfect for fresh, garden-to-table meals or weekend barbecues. Recent updates include new never-lived-on carpet and interior and exterior paint in August 2025 and a NEW ROOF & GUTTERS installed in 2024. An attached 2.5-car garage and durable brick exterior add convenience and lasting curb appeal. This amazing neighborhood is zoned for Dripping Springs ISD exemplary-rated schools. Rooster Springs Elementary is located within the neighborhood just a short 5 minute walk from this home. Sycamore Springs Middle School is a quick 5-minute drive. This home is walkable to the parks, duck ponds, community pool and gym. Belterra Village shopping center features many specialty stores, restaurants, a Gold's Gym, Specs liquor store, hardware store, nail and hair salons, yoga and Pilates studios and even



a movie theatre. A large HEB grocery store is 5 mins away. The community pool is a gathering spot in the summer and hosts the Belterra Marlins swim team for kids ages 4 to 18. Belterra has planned social activities every week. It also has over 15 miles of walking/jogging/biking trails that run throughout the neighborhood.

Built in 2017

Essential Information

MLS® #	9051815
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,706
Acres	0.20
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	763 Catalina Lane
Area	HD
Subdivision	Belterra
City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Propane, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Fitness Center, Playground, Pool, Tennis Court(s), Trails/Paths, Curbs, Kitchen Facilities
Parking	Attached, Driveway, Garage Faces Front, Garage, Garage Door Opener, Kitchen Level

Garage Spaces	2
Garages	Garage Door Opener
View	Park/Greenbelt, Hills, Neighborhood, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Self Cleaning Oven
Heating	Central, Electric
Fireplaces	None
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Sprinklers In Ground, Sprinklers On Side, Trees Medium Size
Roof	Composition
Construction	Brick, Frame, Masonry
Foundation	Slab

School Information

District	Dripping Springs ISD
Elementary	Rooster Springs
Middle	Sycamore Springs
High	Dripping Springs

Additional Information

Date Listed	September 2nd, 2025
Days on Market	43

Listing Details

Listing Office	Compass RE Texas, LLC
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