

\$785,000 - 9934 Barbrook Drive, Austin

MLS® #9307567

\$785,000

5 Bedroom, 3.00 Bathroom, 2,938 sqft
Residential on 0.18 Acres

Canyon Creek Sec 19a, Austin, TX

Spacious 5-bedroom home with a desirable open floorplan and abundant living space plus Pool, Office & Game Room in Amenity-Rich Neighborhood. Inside, you'll find a dedicated home office featuring elegant French doors, crown molding and wood shutters. Living room with wood floors and a cozy fireplace flows into the kitchen and breakfast dining area. Brand new carpet throughout the upstairs bedrooms and game room adds a fresh touch. The first-floor bedroom (or additional office) leads to the patio and pool. Includes a downstairs full bath with tile floors. The formal dining room and breakfast area provide ample options for gatherings, while the spacious game room upstairs is perfect for recreation or media. Upstairs, you'll find four generously sized bedrooms and two full bathrooms. Step outside to enjoy your own private pool, or take advantage of the neighborhood's exceptional amenities, including a community pool, clubhouse, and tennis courts. Don't miss your chance to own this stunning home that checks all the boxes, space, location, and lifestyle.

Built in 1996

Essential Information

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|-----------|-----------|
| MLS® # | 9307567 |
| Price | \$785,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |



| | |
|----------------|-------------------------|
| Full Baths | 3 |
| Square Footage | 2,938 |
| Acres | 0.18 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 9934 Barbrook Drive |
| Area | NW |
| Subdivision | Canyon Creek Sec 19a |
| City | Austin |
| County | Travis |
| State | TX |
| Zip Code | 78726 |

Amenities

| | |
|---------------|--|
| Utilities | Electricity Available, Natural Gas Available |
| Features | Clubhouse, Pool, Sidewalks, Tennis Court(s), Curbs |
| Parking | Attached, Garage Faces Front |
| Garage Spaces | 2 |
| View | None |
| Waterfront | None |
| Has Pool | Yes |

Interior

| | |
|-----------------|---|
| Interior | Carpet, Tile, Wood |
| Appliances | Built-In Oven, Dishwasher, Disposal, Gas Range, Microwave, Self Cleaning Oven |
| Heating | Central |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

| | |
|-----------------|---|
| Lot Description | Back Yard, Sprinklers In Rear, Sprinklers In Front, Rolling Slope, Many Trees, Trees Large Size |
| Roof | Composition |
| Construction | Masonry |
| Foundation | Slab |

School Information

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|------------|----------------|
| District | Round Rock ISD |
| Elementary | Canyon Creek |
| Middle | Noel Grisham |
| High | Westwood |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 3rd, 2025 |
| Days on Market | 11 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | All City Real Estate Ltd. Co |
|----------------|------------------------------|

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