

\$1,700,000 - 11809 Oak Branch Drive, Austin

MLS® #9317773

\$1,700,000

6 Bedroom, 5.00 Bathroom, 4,938 sqft

Residential on 2.60 Acres

Oak Run West, Austin, TX

This private estate has it all- a beautifully remodeled main home, manicured grounds featuring iconic Austin oak trees, a refreshing pool with limestone patios, a full guesthouse, and the trickling sound of a year-round creek- a branch of Long Creek. The residences have been thoughtfully renovated with a standing seam metal roof, updated windows and doors, white oak hardwood floors, designer bath upgrades, and extensive cabinetry. Upon entry, the grandness of this home is demonstrated with the floor to ceiling glass and a substantial stone fireplace. The main level offers versatility with multiple spaces for living and dining, all with views and exits onto the back deck. The primary bedroom has deck access as well and features a bright bathroom with a walk-in shower and large closet. The open living and dining area was recently updated with custom cabinetry, KitchenAid appliances, a 5-burner gas range, and quartz countertops. The main level also features a full secondary bath and a bedroom that serves as a fantastic office. The reverse floorplan optimizes the views and outdoor accessibility. Downstairs is a media room with a mini-kitchen, three large bedrooms, two full bathrooms, heated and cooled storage, a large laundry room, and access to the exterior patios and pool. The separate guest house is a studio space with a full kitchen, laundry facilities, and a full bath “it also has an additional sleeping loft and attic storage. You won’t need to go on vacation with this



outdoor space- there's something for everyone's interest - drop a line in the creek, take swim in the shaded pool, shoot some hoops on the sports court, or relax among the roaming deer with a cup of coffee on the enveloping decks. Storage abounds with a stand-alone shop, open storage above the garage, and large closets and custom cabinetry at every turn! Enjoy quiet country living, an ATX address, quick access to both Austin and Dripping Springs, and highly acclaimed DSISD schools.

Built in 1997

Essential Information

MLS® #	9317773
Price	\$1,700,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	4,938
Acres	2.60
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	11809 Oak Branch Drive
Area	HD
Subdivision	Oak Run West
City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Electricity Available, Phone Connected, Underground Utilities
Features	Community Mailbox

Parking	Attached, Door-Single, Garage, Garage Door Opener, Garage Faces Side
Garage Spaces	2
Garages	Garage Door Opener
View	Hills, Trees/Woods, Water, Creek/Stream
Is Waterfront	Yes
Waterfront	Creek, Stream, Waterfront
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Exhaust Fan, Electric Water Heater, Free-Standing Range, Disposal, Microwave, Water Softener Owned, Water Purifier Owned
Heating	Central, Electric, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Dog Run, Exterior Steps, Private Yard, Rain Gutters, Basketball Court, Sport Court
Lot Description	Interior Lot, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Roof	Composition
Construction	HardiPlank Type, Masonry, Stone Veneer
Foundation	Slab

School Information

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

Additional Information

Date Listed	September 4th, 2025
Days on Market	42

Listing Details

Listing Office Mercer Street Group, LLC

Property Listed by: Mercer Street Group, LLC Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 17th, 2025 at 4:00am. 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 17th, 2025 at 4:00am 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 17th, 2025 at 4:00am CDT