

\$570,000 - 5300 Traviston Drive, Austin

MLS® #9333747

\$570,000

3 Bedroom, 3.00 Bathroom, 2,143 sqft

Residential on 0.16 Acres

Sweetwater Ranch Sec 2 Village P3B, Austin, TX

Seller offering a 1% rate buy-down for the first year with preferred lender! Better than new, this Sweetwater home combines a premium lot, stylish finishes, and a move-in ready lifestyle you won't find in new construction. Set on an oversized corner lot near a quiet cul-de-sac, the home backs to a greenbelt for privacy and Hill Country views.

Step inside and you'll love the open-concept layout filled with natural light. The kitchen features a large quartz island, crisp cabinetry, and stainless appliances—all overlooking a spacious great room and dining area. A dedicated office or playroom and a convenient powder bath complete the main floor.

Upstairs, the primary suite offers dual closets, a spa-inspired bath, and large windows framing treetop views. Two secondary bedrooms with walk-in closets, a full bath, laundry room, and a versatile bonus space give you flexibility for a second living area, media room, or home office.

The oversized backyard is ready for entertaining, with plenty of space to add a pool or playscape. Living in Sweetwater means access to resort-style amenities: two pools, a fitness center, basketball and sand volleyball courts, a dog park, playgrounds, miles of trails, and year-round community events. Located in acclaimed Lake Travis ISD, and just minutes to Lake Travis, golf, shopping, dining, and an easy drive into downtown Austin.



Built in 2019

Essential Information

MLS® #	9333747
Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,143
Acres	0.16
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	5300 Traviston Drive
Area	LS
Subdivision	Sweetwater Ranch Sec 2 Village P3B
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Clubhouse, Dog Park, Fitness Center, Playground, Pool, Planned Social Activities, Trails/Paths
Parking	Attached, Garage
Garage Spaces	2
View	Park/Greenbelt
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Gas Range, Dishwasher
Heating	Natural Gas

# of Stories	2
Stories	Two

Exterior

Exterior Features	None
Lot Description	Corner Lot, Cul-De-Sac, Backs to Greenbelt/Park
Roof	Composition, Shingle
Construction	Brick
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Rough Hollow
Middle	Lake Travis
High	Lake Travis

Additional Information

Date Listed	July 25th, 2025
Days on Market	103

Listing Details

Listing Office	Real Broker, LLC
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