# **\$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

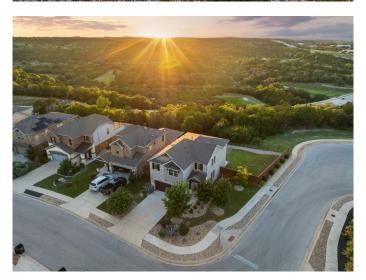
Seller offering a 1% rate buy-down for the first year with preferred lender! Better than new, this Sweetwater home combines a premium lot, stylish finishes, and a move-in ready lifestyle you won't find in new construction. Set on an oversized corner lot near a quiet cul-de-sac, the home backs to a greenbelt for privacy and Hill Country views. Step inside and you'II love the open-concept layout filled with natural light. The kitchen features a large quartz island, crisp cabinetry, and stainless appliancesâ€"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.







### **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
Zin Code 78739

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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