

# \$865,000 - 16800 Morelle Drive, Austin

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MLS® #9545513

**\$865,000**

4 Bedroom, 5.00 Bathroom, 3,509 sqft

Residential on 0.27 Acres

Provence, Austin, TX

Barely lived-in 2-story home in Bee Cave's highly sought-after Provence neighborhood. Built by Newmark Homes in 2022, this popular "Zilker" floor plan offers 4 bedrooms plus a dedicated office, soaring 20-foot ceilings, and an open layout designed for both entertaining and everyday living. The main level features a private primary suite and secondary bedroom, while upstairs you'll find a spacious game room and media room for family fun or hosting guests. This home is fully loaded with elevated upgrades, including plantation shutters throughout, a carbon filter + UV light water softener, a custom garage organization system, and Closets by Design storage solutions. It's also pre-wired for surround sound and outdoor speakers—perfect for movie nights or backyard entertaining. Situated on a large, flat corner lot—one of the best in the community—there's ample space for a pool and outdoor retreat. Why wait and build when you can buy this turnkey, upgraded home and move in now? Enjoy Provence's resort-style amenities, acclaimed Lake Travis ISD schools, and a prime Bee Cave location just minutes to Hill Country Galleria and Lake Travis.

Built in 2022

## Essential Information

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Price	\$865,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,509
Acres	0.27
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	16800 Morelle Drive
Area	LS
Subdivision	Provence
City	Austin
County	Travis
State	TX
Zip Code	78738

### Amenities

Utilities	Electricity Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Playground, Park, Pool
Parking	Attached, Concrete, Driveway, Garage
Garage Spaces	3
View	Neighborhood
Waterfront	None

### Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Oven, Dishwasher, Gas Range, Microwave, Range Hood, Stainless Steel Appliance(s)
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

**School Information**

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis

**Additional Information**

Date Listed	August 29th, 2025
Days on Market	47

**Listing Details**

Listing Office	Kuper Sotheby's Int'l Realty
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