

\$429,000 - 1306 Falconer Way, Austin

MLS® #9899045

\$429,000

4 Bedroom, 3.00 Bathroom, 2,347 sqft

Residential on 0.14 Acres

Summerrow Condos, Austin, TX

Move-in Ready Home in South Austinâ€™s Summerrow Community! This property qualifies for \$0 down, no PMI, and a low interest rate. Ask the Listing Agent for more details! Thereâ€™s also a low 1.6 tax rate and low monthly HOA fees which cover yard maintenance for an easy lock-n-leave lifestyle.

Tucked just north of 1626 in the heart of the South Menchaca entertainment district, this modern home offers a quiet retreat with walkable access to local favorites like Bouldin Acres, The Hive, Moontower Saloon, South Austin Beer Garden, and more.

Built in 2019, the home backs to an open field with no rear neighborsâ€™ offering rare privacy and a peaceful view framed by trees along the fence line. A fully fenced yard, along with covered front and back patios, gives you multiple spots to relax and entertain outdoors.

Inside, the luminous open floor welcomes with tall ceilings, recessed lighting, tile flooring, and clean modern finishes. The kitchen features quartz counters, stainless appliances, and an entertainerâ€™s island with bar seating. Upstairs you will find four bedrooms, including a spacious primary suite with a walk-in closet and private bath. A guest bath and powder room add flexibility.

With 2,253 sq ft, this home provides room to grow while remaining easy to maintain. HOA



covers landscaping (front and back), exterior water, and trash service, allowing for a true low-maintenance lifestyle. Quick access to Mopac, I-35, and Southpark Meadows puts everything within easy reach—just 13 miles to Downtown Austin. Don't miss out on this hot opportunity in South Austin - schedule your showing today!

Built in 2018

Essential Information

MLS® #	9899045
Price	\$429,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,347
Acres	0.14
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1306 Falconer Way
Area	SWE
Subdivision	Summerrow Condos
City	Austin
County	Travis
State	TX
Zip Code	78748

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Water Available
Features	Common Grounds/Area, Community Mailbox, Curbs
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage, Garage

	Door Opener
Garage Spaces	2
Garages	Garage Door Opener
View	Neighborhood
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Range, Gas Water Heater, Microwave, Water Softener Owned, Stainless Steel Appliance(s)
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Small Size
Roof	Composition, Shingle
Construction	HardiPlank Type, Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Menchaca
Middle	Paredes
High	Akins

Additional Information

Date Listed	October 10th, 2025
Days on Market	4

Listing Details

Listing Office	Compass RE Texas, LLC
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