

# \$799,657 - 12406 Carlsbad, Austin

MLS® #9951972

**\$799,657**

4 Bedroom, 3.00 Bathroom, 2,991 sqft  
Residential on 0.25 Acres

Lake Pointe, Austin, TX

You are perched ten feet above one of the smaller yards in Lake Pointe as you begin another day focused on what matters most. Looking past the fence, you see something bigger. The sun rises over hundreds of acres of the biggest maintenance-free backyard that will nourish your children with stories of streams and waterfalls filled with adventure. Youâ€™re wrapped in an all-year green wall of privacy. But just beyond the trees are your childrenâ€™s forever friends and one of the strongest communities in Austin. The door opens and behind your left ear you hear, â€œgood morning.â€• Itâ€™s time to step inside your adult-sized treehouse for breakfast. The temperature is perfect. The humidity is precisely controlled by the dual Lennox units tucked out of sight. After wiping jelly from smiling faces, you walk the little ones around the pond and past Napa Park to one of the top elementary schools in the state. There is no need to stray far from your hilltop oasis. Just on the other side of the Lake Pointe wall is the Galleria, HEB, and two Montessori schools. But when needed, you can arrive downtown in 30 minutes at any time of the day. Winding through the hills of Bee Cave Rd. will take you there. The towering front yard oak shades the maintenance-free yard. The small backyard gives enough room to play and more time with those who matter. The school bell rings. But you skip the pond and the park. Today, youâ€™re taking 37 steps from your front door



and venturing down the path to the nature preserve “ the biggest backyard adventure you™ll ever have.

Built in 2001

**Essential Information**

MLS® #	9951972
Price	\$799,657
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,991
Acres	0.25
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	12406 Carlsbad
Area	LS
Subdivision	Lake Pointe
City	Austin
County	Travis
State	TX
Zip Code	78738

**Amenities**

Utilities	Electricity Available, Natural Gas Available
Features	Common Grounds/Area, Clubhouse, Playground, Pool, Tennis Court(s), Trails/Paths, Lake
Parking	Attached, Door-Multi, Garage Faces Front, Garage, Garage Door Opener, Off Street
Garage Spaces	2
Garages	Garage Door Opener
View	Park/Greenbelt, Hills
Waterfront	None

**Interior**

Interior	Carpet, Tile
Appliances	Built-In Oven, Dishwasher, Disposal, Microwave
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

## Exterior

Exterior Features	None
Lot Description	Trees Medium Size, Backs to Greenbelt/Park, Cul-De-Sac
Roof	Composition
Construction	Stucco
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	July 31st, 2025
Days on Market	75

## Listing Details

Listing Office	Keller Williams Realty
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