

\$869,191 - 191 Leaning Rock Rdg, Austin

MLS® #1130110

\$869,191

4 Bedroom, 5.00 Bathroom, 3,239 sqft
Residential on 0.22 Acres

Parten 65s, Austin, TX

Under Construction by Highland Homes - December completion! Introducing the stunning Highland Homes 213 Plan in Parten—a spacious masterpiece with up to 4 beds, 3 baths, 2 half baths, a huge game room upstairs, and a 3-car tandem garage. The centerpiece: a chef’s kitchen with quartz island, flowing into a bright great-room and dining suite. A separate entertainment room provides a sound-buffered space perfect for movie nights or gaming. The private primary retreat offers spa-inspired luxury. Step through sliding glass to an extended covered patio that overlooks tranquil greenspace, providing serenity and privacy. With resort-inspired community amenities, award-winning schools, and proximity to Hill Country favorites, this home is a rare gem in Southwest Austin.



191 Leaning Rock Ridge in Parten
4 Bedrooms | 3 1/2 Bathrooms | 3,239 sq ft



Built in 2025

Essential Information

MLS® #	1130110
Price	\$869,191
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,239
Acres	0.22
Year Built	2025

Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,TreesWoods
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Community Information

Address	191 Leaning Rock Rdg
Area	HD
Subdivision	Parten 65s
City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Natural Gas Available, Underground Utilities
Features	Clubhouse, Playground, Park, Pool, Trails/Paths
Parking	Attached, Concrete, Door-Single, Driveway, Garage Faces Front, Garage, Tandem
# of Garages	3
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Oven, Range, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan
Heating	Central, Natural Gas
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	No Exterior Steps
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Gentle Sloping, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Sloped Up, Views

Roof	Composition, Shingle
Construction	Attic/Crawl Hatchway(s) Insulated, Blown-In Insulation, Brick, Frame, Masonry, Concrete, Radiant Bar
Foundation	Slab

School Information

District	Dripping Springs ISD
Elementary	Cypress Springs
Middle	Sycamore Springs
High	Dripping Springs

Additional Information

Date Listed	July 18th, 2025
Days on Website	106
Days on Market	103
HOA Fees	225
HOA Fees Freq.	Quarterly

Property Listed by: Dina VerteramoThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 1st, 2025 at 8:32pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.