

\$467,000 - 11603 Ladera Vista Dr 15, Austin

MLS® #1150005

\$467,000

2 Bedroom, 2.00 Bathroom, 1,371 sqft

Residential on 0.00 Acres

Presbyterian Church of the H, Austin, TX

Private Stand-Alone Condo in a
Well-Established Community

Perfectly situated to take full advantage of all that Northwest Austin has to offer, this beautifully updated executive garden home sits in a serene, gated community near the heart of Northwest Hills. With mature, arching trees providing expansive shade and the HOA maintaining the landscaping, this community is the ideal lock-and-leave option.

This unique unit enjoys exceptional privacy with windows that overlook a shaded, garden-like area—no direct views of neighboring units. Unlike many units, this one enjoys exceptional privacy with windows facing a serene, garden-like area rather than neighboring homes. The yard is positioned at the front next to a shared walking path, providing extra greenspace that feels like a private oasis. Inside, the home features two bedrooms, two bathrooms, quartz countertops, hand-glazed Italian subway tile backsplash in the kitchen, scraped Acacia wood flooring throughout (with tile in the bathrooms), a gas fireplace, soaring vaulted ceilings above the dining area, and 9-foot ceilings throughout. The primary suite includes a spacious walk-in closet with generous storage and a second vanity separate from the full bath. A high-efficiency, two-stage HVAC heat pump installed in 2022 helps reduce energy bills, and the private patio with custom stonework adds to the home's charm. The attached two-car garage includes built-in shelving for



additional storage. HOA dues cover all exterior maintenance including landscaping, gate upkeep, and regular blowing of the driveway and patio. Located just minutes from the Arboretum, Apple campus, Trader Joeâ€™s, The Domain, and Q2 Stadium, this home is also in a highly rated school district. Northwest Hills is known for its tranquil atmosphere, greenbelts, nature trails, and easy access to downtown Austin and Tarrytown, making it a wonderful place to call home. For more info, go to: <https://wkf.ms/45fzn2a>

Built in 1998

Essential Information

MLS® #	1150005
Price	\$467,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,371
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Condominium
Status	Active

Water Feature/View

View	Neighborhood
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Community Information

Address	11603 Ladera Vista Dr 15
Area	1N
Subdivision	Presbyterian Church of the H
City	Austin
County	Travis
State	TX
Zip Code	78759

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	None
Parking	Attached
# of Garages	2

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Free-Standing Range, Disposal, Microwave
Heating	Central, Natural Gas
# of Fireplaces	1
Fireplaces	Great Room
# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Level, Trees Medium Size
Roof	Composition
Construction	Stone Veneer, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Davis
Middle	Murchison
High	Anderson

Additional Information

Date Listed	June 13th, 2025
Days on Website	142
Days on Market	104
HOA Fees	250
HOA Fees Freq.	Monthly

Property Listed by: Compass RE Texas, LLC
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