

# \$459,500 - 13001 Hymeadow Dr 18, Austin

MLS® #1199076

**\$459,500**

3 Bedroom, 3.00 Bathroom, 2,426 sqft

Residential on 0.00 Acres

LAKE CREEK VILLAS CONDO, Austin, TX

**\$10,000 PRICE IMPROVEMENT - MUST SEE! NOW LOWEST PRICE PER SF IN LAKE CREEK VILLAS! ASK YOUR REALTOR TO INQUIRE ABOUT OTHER INCENTIVES!**

Yes!! You CAN have it all; Price, Size, Condition, and SUPERB LOCATION!!! Just down the road from all things ARBORETUM AND DOMAIN! Close to major employers like Apple/Dell, popular retail, The Domain, H-Mart, Alamo Drafthouse, Lakeline Mall, the MetroRail station, and MANY restaurants! Pinballz at Lake Creek is down the street! Minutes to Dell Children's Hospital & Texas Children's Hospital. Easy access to 183/620/45/Parmer for quick commute!

**EXTREMELY LOW TAX RATE = 1.89%!**  
**ZONED FOR HIGHLY RATED RRISD (Forest North, Pearson Ranch, & McNeil High School).**  
**PRE-INSPECTED!!** Free standing "Clairemont" floor plan located in condo regime lives like a single family residence. Please view documents provided that show lot measurements. Lake Creek Villas is a gated community adjacent to Anderson Mill / Old Stage Park with Easy access!! Large private fenced backyard with no neighbor directly behind. This home is located at the back of the community and borders a beautiful mature neighborhood. Back and side = automatic sprinkler system. Two car garage with charging station for Electric Vehicles. Plenty of additional parking located adjacent to Unit 19. Recent water heater 2024. Regular HVAC maintenance has been performed. Light and



bright plan with primary bedroom down and large walk-in shower. Open plan concept is perfect for entertaining with guest bath/laundry room on main floor. Granite counters / stainless appliances. The Upstairs has an ENORMOUS SECOND LIVING SPACE adjoining the study for maximum flexibility. Perfect for media room, play room, work from home or home school! 2 LARGE secondary bedrooms upstairs...both with large walk-in closets. Shared Bathroom configuration upstairs with two separate private vanities. HOA fee includes trash. For investor purchasers: Property CAN be leased. CAN SUBLET TO ROOMMATES! Buyer to verify all info.

Built in 2015

### **Essential Information**

MLS® #	1199076
Price	\$459,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,426
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Water Feature/View**

View	None
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### **Community Information**

Address	13001 Hymeadow Dr 18
Area	NW
Subdivision	LAKE CREEK VILLAS CONDO

City	Austin
County	Williamson
State	TX
Zip Code	78729

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Gated, Internet Access, Street Lights, See Remarks
Parking	Additional Parking, Attached, Garage, Common, Gated, See Remarks, Unassigned, Varies by Unit
# of Garages	2
Garages	Garage Door Opener

### **Interior**

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Water Heater, Free-Standing Electric Range, Disposal, Microwave, Plumbed For Ice Maker, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Electric, Heat Pump
Fireplaces	None
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	See Remarks
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Interior Lot, Irregular Lot, Landscaped, Level, Near Public Transit, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Medium Size, Trees Small Size, See Remarks
Roof	Composition, Shingle
Construction	HardiPlank Type, Masonry, Stone Veneer, Spray Foam Insulation, Stucco
Foundation	Slab

### **School Information**

District	Round Rock ISD
Elementary	Forest North

Middle	Pearson Ranch
High	McNeil

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Website	144
Days on Market	128
HOA Fees	165
HOA Fees Freq.	Monthly
Gated Community	Yes

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