

\$339,000 - 2312 McGregor Ln, Cedar Park

MLS® #1298944

\$339,000

3 Bedroom, 2.00 Bathroom, 1,808 sqft
Residential on 0.13 Acres

Heritage Park Sec 1, Cedar Park, TX

Rare find in Heritage Park! This single story open floor plan home blends indoor and outdoor living. The inviting front porch welcomes you into a versatile space that could hold a library, piano, art studio or office. Beyond that, the expansive kitchen and living room offer space for family and friends to gather with plenty of space for oversized furniture. A gas light/wood burning fireplace offers the best of both worlds, while oversized windows with custom electric shades bring natural light to the space. The kitchen offers an island with extra storage, gas range/oven, and yards of counter space opening up to a breakfast area. The spacious primary bedroom features pet friendly carpet, a ceiling fan, and room to relax. In the primary bathroom you'll find dual vanities, a separate tub and shower, water closet, and closet with custom shelving. The two additional bedrooms also have fans and more large windows to bathe the house in natural light. The pass through laundry room has additional shelving and the garage features shelving that conveys and a built in workshop. Outside, the screened in porch acts as an extension of the living room and has perforated PVC tile to help keep the dirt outside. The hanging baskets on the porch and fencing have a drip irrigation system set up. You can walk to the neighborhood park, pool, playground, and sport court, and the high school and middle school are only minutes away. Conveniently located off of 183, Austin, Round Rock, the Domain, and Bell District are



all easily accessible. With a freshly painted interior and new roof to be installed by closing, this home is ready for its new owners. Listings in this exclusive pocket neighborhood are infrequent. The location, amenities, and low tax rate of 1.98 are only a few of the reasons. Come see 2312 McGregor today! Buyers agents welcome!!

Built in 2000

Essential Information

MLS® #	1298944
Price	\$339,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,808
Acres	0.13
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	None
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Community Information

Address	2312 McGregor Ln
Area	CLN
Subdivision	Heritage Park Sec 1
City	Cedar Park
County	Williamson
State	TX
Zip Code	78613

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Common Grounds/Area, Community Mailbox, Pool, Sport Court(s)

Parking	None
# of Garages	2

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Free-Standing Range
Heating	Natural Gas
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters
Lot Description	Moderate Trees
Roof	Composition
Construction	Frame, Masonry, Brick Veneer
Foundation	Slab

School Information

District	Leander ISD
Elementary	Knowles
Middle	Running Brushy
High	Leander High

Additional Information

Date Listed	April 4th, 2025
Days on Website	211
Days on Market	161
HOA Fees	178
HOA Fees Freq.	Semi-Annually

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