

# \$925,000 - 10525 Roy Butler Dr, Austin

MLS® #1384947

**\$925,000**

4 Bedroom, 4.00 Bathroom, 3,266 sqft  
Residential on 0.23 Acres

Avery Brookside Ph 01, Austin, TX

Nestled in the heart of Austin's highly desirable Avery Ranch Brookside community, 10525 Roy Butler Drive is a beautifully maintained single-family home offering the perfect blend of comfort, style, and convenience. Step inside and be greeted by a soaring vaulted ceiling and a warm fireplace that create a welcoming living space ideal for entertaining or relaxing. The chef's kitchen is a true highlight, featuring stone countertops, a stylish backsplash, double ovens, a stovetop, a spacious island, and a convenient breakfast bar. A built-in dry bar in the dining area adds both charm and functionality, perfect for hosting. The private primary suite is a retreat of its own, complete with a tray ceiling, spa-inspired ensuite bath with a tiled walk-in shower, double vanity, and a generous walk-in closet. This home offers flexibility with four well-sized bedrooms plus an upstairs bonus room with a full bathroom—perfect for use as a fifth bedroom, guest suite, or dedicated study. Everyday living is made easy with a functional laundry room, tankless water heater, and a three-car garage with extra storage. Outdoor living shines with a private fenced backyard, sparkling heated pool, in-ground hot tub, and an open patio designed for year-round enjoyment. Located in Avery Ranch, a golf course community known for its scenic trails, pools, clubhouse, and easy access to shopping, dining, and top-rated schools, this property delivers the lifestyle so many buyers are searching for in North



Austin. Schedule your private showing today and experience all this incredible home has to offer.

Built in 2004

### Essential Information

MLS® #	1384947
Price	\$925,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,266
Acres	0.23
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

### Water Feature/View

View	None
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### Community Information

Address	10525 Roy Butler Dr
Area	RRW
Subdivision	Avery Brookside Ph 01
City	Austin
County	Williamson
State	TX
Zip Code	78717

### Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Connected, Underground Utilities, Water Connected
Features	Clubhouse, Golf, Playground, Pool, Sport Court(s), Sidewalks, Tennis Court(s), Trails/Paths
Parking	Door-Multi, Driveway, Garage Faces Front, Garage

# of Garages	3
Garages	Garage Door Opener

### **Interior**

Interior	Carpet Free, Laminate, Tile
Appliances	Built-In Oven, Cooktop, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Refrigerator, Tankless Water Heater
Heating	Central
# of Fireplaces	1
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Near Golf Course, Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Sprinklers In Ground
Roof	Composition
Construction	Brick, Masonry
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	Rutledge
Middle	Stiles
High	Vista Ridge

### **Additional Information**

Date Listed	August 19th, 2025
Days on Website	19
Days on Market	17

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