

\$449,000 - 2109 Waterway Bnd S, Austin

MLS® #1605307

\$449,000

3 Bedroom, 3.00 Bathroom, 1,724 sqft

Residential on 0.17 Acres

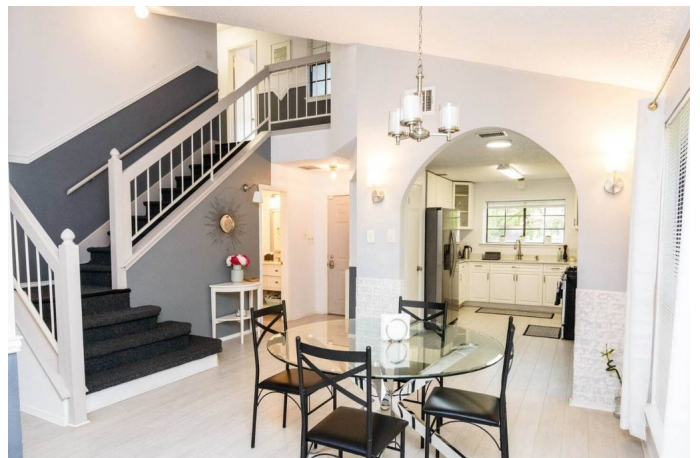
Wells Branch Ph E Sec 01, Austin, TX

Welcome to this stunning, fully furnished home featuring a thoughtfully designed open floorplan. The spacious eat-in kitchen flows seamlessly into a cozy breakfast area and a separate formal dining room—ideal for both everyday living and entertaining. Enjoy soaring two-story ceilings in the family room, complete with a charming fireplace that creates a warm and inviting atmosphere. The main-floor primary suite boasts vaulted ceilings and a luxurious spa-inspired bath, including an oversized walk-in shower and dual vanities for added convenience. Upstairs, you'll find two well-appointed bedrooms and a full bath, thoughtfully separated to provide privacy for family or guests. Step outside to a spacious backyard retreat with a large deck, ambient outdoor lighting, and a cozy firepit area—perfect for relaxing or entertaining under the stars. Located in a desirable community offering exceptional amenities: two pools, two playgrounds, a dog park, serene lakes, and private walking/jogging trails tucked away in the woods—so tranquil youâ€™ll forget you're in the city. Conveniently positioned between two of Austin's major thoroughfares, offering quick and easy access to anywhere in the metro area.

Built in 1985

Essential Information

MLS® # 1605307



Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,724
Acres	0.17
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	None
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Community Information

Address	2109 Waterway Bnd S
Area	N
Subdivision	Wells Branch Ph E Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78728

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Fiber Optic Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected
Features	Park, Sidewalks, Clubhouse, Common Grounds/Area, Dog Park, Fitness Center, Lake, Playground, Pool, Trails/Paths
Parking	Attached, Door-Multi, Garage, Garage Faces Front
# of Garages	2

Interior

Interior	Carpet, Vinyl
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Gas Range, Washer
Heating	Central, Forced Air, Natural Gas
# of Fireplaces	1

Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Trees Medium Size, Interior Lot, Level, Moderate Trees
Roof	Composition
Construction	Brick, Wood Siding
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Wells Branch
Middle	Deerpark
High	McNeil

Additional Information

Date Listed	August 3rd, 2025
Days on Website	72
Days on Market	58

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