

\$629,000 - 16905 Morelle Dr, Austin

MLS® #1801697

\$629,000

4 Bedroom, 3.00 Bathroom, 2,482 sqft

Residential on 0.18 Acres

Provence, Austin, TX

Tucked into one of the most desirable pockets of Provence, this 4-bedroom, 3-bathroom stunner is more than just a pretty face, it's the kind of home that quietly impresses, with smart design and standout details. Zoned for top-rated Lake Travis ISD and set on a street where every home feels well-loved, this one delivers all the right first impressions: beautiful landscaping, stone and stucco siding and a 3-car garage (finally, space for the bikes and tools). Step inside and the tone shifts from beautiful to "this could be it". Vinyl plank flooring stretches across the main living spaces, pulling you toward an open-concept layout that somehow manages to feel both expansive and inviting. There's a dedicated office tucked up front, perfect for quiet Zoom calls or creative brainstorming. You'll want to linger in the main living room, where oversized windows pour in natural light and draw your eye to the green space behind the home. The kitchen is equal parts modern and practical, with a huge center island that becomes the natural gathering spot, whether it's pancake Saturdays or happy hour with friends. Shaker cabinetry, quartz countertops, stainless appliances, and a walk-in pantry mean everything has a place (and if you cook, you'll appreciate how well this layout moves). The dining area sits just off to the side, with enough space for holiday spreads or spontaneous takeout feasts. The primary suite? A real retreat. It's quietly placed at the back of the home



with peaceful views, and the ensuite bathroom brings a calm, spa-like feel with a soaking tub, step-in shower, and dual vanities. Three additional bedrooms (one with an ensuite bath) give you options: guest space, a music room, or a second office if you need it. Out back, the covered patio becomes your second living room; shaded and breezy. You could host dinner parties out here or just kick back with a good book and enjoy the stillness. Every part of this home feels well-thought-out and ready to evolve with you.

Built in 2021

Essential Information

MLS® #	1801697
Price	\$629,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,482
Acres	0.18
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	ParkGreenbelt,Hills
------	---------------------

Community Information

Address	16905 Morelle Dr
Area	LS
Subdivision	Provence
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	Clubhouse, Curbs, Pool, Sidewalks
Parking	Attached, Driveway, Garage Faces Front, Garage, Door-Multi
# of Garages	3

Interior

Interior	Tile, Vinyl
Appliances	Dishwasher, Microwave, Built-In Oven, Gas Cooktop
Heating	Central
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Interior Lot, Landscaped, Sprinklers Automatic
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis

Additional Information

Date Listed	July 29th, 2025
Days on Website	96
Days on Market	73
HOA Fees	990
HOA Fees Freq.	Annually

Property Listed by: Bramlett PartnersThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 2nd, 2025 at 2:01pm CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.