

\$395,999 - 12008 Broten St, Austin

MLS® #2145072

\$395,999

4 Bedroom, 2.00 Bathroom, 1,605 sqft
Residential on 0.15 Acres

Rancho Alto Ph 03, Austin, TX

NEW HVAC SYSTEM JULY 2025! Seller offering \$2,000 towards landscaping allowance! Discover this meticulously maintained single-story home in the heart of South Austin, featuring four spacious bedrooms! The roof shingles were recently replaced in 2024, ensuring peace of mind for years to come.

Step inside to an inviting open-concept living room and kitchen, adorned with attractive LVP flooring that flows seamlessly through all the common areas. With brand-new carpet in the bedrooms, fresh paint, and stylish fixtures throughout, this home is 100% move-in ready!

The primary bathroom is a true retreat, boasting a generous walk-in closet and a dual vanity for added convenience. You'll also appreciate the separate laundry room and the attached two-car garage, providing ample storage and functionality.

Best of all, you're just a five-minute drive away from an array of restaurants, bars, and entertainment options, making this location a perfect blend of comfort and convenience! Don't miss out on this incredible opportunity!

Built in 2010

Essential Information

MLS® # 2145072



Price	\$395,999
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,605
Acres	0.15
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	None
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Community Information

Address	12008 Broten St
Area	SWE
Subdivision	Rancho Alto Ph 03
City	Austin
County	Travis
State	TX
Zip Code	78748

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Garage Faces Front, Garage
# of Garages	2

Interior

Interior	Vinyl
Appliances	Dishwasher, Gas Range, Microwave
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard

Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Austin ISD
Elementary	Menchaca
Middle	Paredes
High	Akins

Additional Information

Date Listed	July 10th, 2025
Days on Website	96
Days on Market	86
HOA Fees	160
HOA Fees Freq.	Annually

Property Listed by: JBGGoodwin REALTORS WLThe 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 October 14th, 2025 at 5:01am CDT. 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.