

# \$425,000 - 11301 Blairview Ln, Austin

MLS® #2409219

**\$425,000**

3 Bedroom, 3.00 Bathroom, 2,757 sqft

Residential on 0.17 Acres

Hillcrest Sec 04, Austin, TX

New Roof September 2025. Recently updated. Move-In-Ready. Corner lot. White limestone brick exterior on all 4 sides. Granite and Quartz counters. Kitchen Island. Large Sunroom. Ceiling fans and walk-in closets throughout. Recent carpet and paint. Game room upstairs with 2 closets (would be easy to convert to a 4th bedroom). Mature trees. Vinyl Plank Flooring. Oversized pantry and utility room. 3 bedrooms, 2.5 baths, 2-car garage, 2 dining areas, and 2 living areas. 2,757 square feet. Primary bedroom with a sitting area. Updated primary bathroom with dual vanity, walk-in shower, and walk-in closet. Rain barrels and a storage shed convey. Secluded neighborhood surrounded by green areas next to Bauerle Ranch in SW Austin. Hillcrest HOA Pool, Park, Playground, and Lavendale Trailhead to the 300-acre Bauerle Ranch Greenbelt is located a few blocks away at 2328 Lavendale Ct, Austin TX 78748. Close to shopping, trails, eateries, Southpark Meadows, top-rated schools, Texican Cafe, The Hive, Lustre Pearl South, and South Austin Beer Garden. and local shops in downtown Buda. Easy access to I-35, Mopac, Toll 45, and the Menchaca strip, which offers restaurants and nightlife. 1.6 miles from H-E-B. 10 miles from downtown Austin. 10 miles from the Airport.  
<https://11301blairviewlane.mls.tours/u/>

Built in 2002

## Essential Information



|                |                         |
|----------------|-------------------------|
| MLS® #         | 2409219                 |
| Price          | \$425,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,757                   |
| Acres          | 0.17                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### **Water Feature/View**

|      |      |
|------|------|
| View | None |
|------|------|

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 11301 Blairview Ln |
| Area        | SWE                |
| Subdivision | Hillcrest Sec 04   |
| City        | Austin             |
| County      | Travis             |
| State       | TX                 |
| Zip Code    | 78748              |

### **Amenities**

|              |                                                                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities    | Cable Available, Electricity Connected, Sewer Connected, Water Connected, Fiber Optic Available, High Speed Internet Available, Natural Gas Not Available |
| Features     | Park, Community Mailbox, Dog Park, Internet Access, Playground, Pool, Trails/Paths                                                                        |
| Parking      | Garage, Attached, Garage Faces Front                                                                                                                      |
| # of Garages | 2                                                                                                                                                         |
| Garages      | Garage Door Opener                                                                                                                                        |

### **Interior**

|            |                                                                                       |
|------------|---------------------------------------------------------------------------------------|
| Interior   | Vinyl, Carpet                                                                         |
| Appliances | Dishwasher, Disposal, Range Hood, Electric Water Heater, Free-Standing Electric Range |

|              |                   |
|--------------|-------------------|
| Heating      | Central, Electric |
| # of Stories | 2                 |
| Stories      | Two               |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                              |
| Lot Description   | Back Yard, Front Yard, Trees Large Size, Corner Lot, Level, Native Plants |
| Roof              | Composition                                                               |
| Construction      | Brick, Masonry                                                            |
| Foundation        | Slab                                                                      |

## School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Menchaca   |
| Middle     | Bailey     |
| High       | Akins      |

## Additional Information

|                 |                  |
|-----------------|------------------|
| Date Listed     | March 13th, 2025 |
| Days on Website | 235              |
| Days on Market  | 234              |
| HOA Fees        | 440              |
| HOA Fees Freq.  | Annually         |

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