

\$630,000 - 909 Catalina Ln, Austin

MLS® #2912598

\$630,000

4 Bedroom, 4.00 Bathroom, 3,087 sqft

Residential on 0.18 Acres

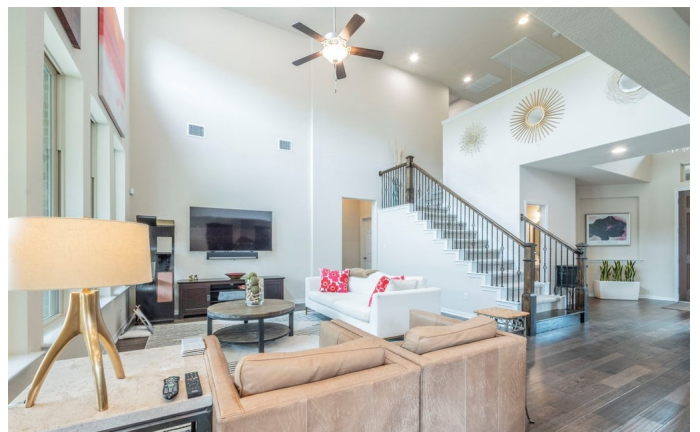
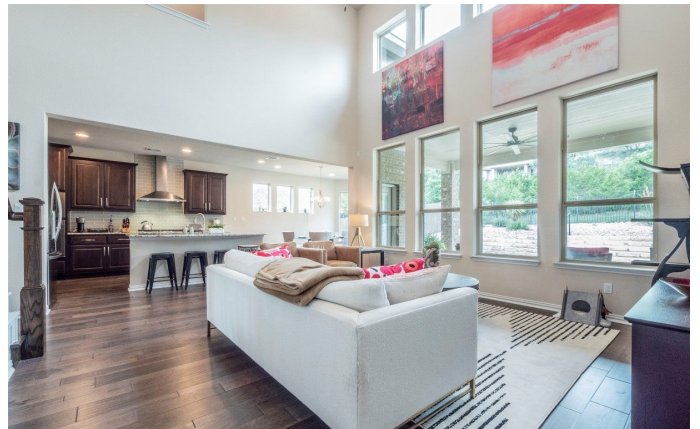
Belterra Ph 4 Sec 12B, Austin, TX

Welcome to 909 Catalina Ln. â€” a beautifully maintained home in the highly sought-after Belterra community of Dripping Springs! Proudly offered by the original owners, this meticulously cared-for home has been lovingly maintained since 2018. Spanning 3,087 square feet, it features four spacious bedrooms, a dedicated office, and an upstairs secondary living room with a full bathâ€”ideal as a media room, game room, gym, or guest area.

The main floor boasts an open-concept design with soaring ceilings, Mohawk engineered hardwood floors, and abundant windows that flood the space with natural light. The kitchen features granite countertops, stainless Whirlpool appliances, a gourmet 5-burner gas range, and a large island with a breakfast bar. The adjacent dining area overlooks the private backyard, perfect for everyday meals or entertaining. The primary suite is conveniently located on the main level.

Notable upgrades include Moen faucets and showerheads with lifetime warranties, added recessed lighting, and double-barrier carpet padding in the bedrooms. The garage features a finished polyaspartic coating and a substantial additional storage space with a windowâ€”ideal for hobbyists or organizing gear.

Step outside to an oversized covered patio overlooking a terrace. Professional landscape plans for both front and backyard are included, offering a great starting point. The backyard is



ideal for someone seeking a low-maintenance lifestyle.

This home is also ENERGY STAR Certified which greatly helps to reduce utility costs. Located within award-winning Dripping Springs ISD and zoned to highly rated, conveniently located schools.

Belterra is a vibrant master-planned community just 30 minutes from downtown Austin. Enjoy resort-style amenities: pool, splash pad, lap pool, fitness center, playscapes, trails, parks, and regular community events.

Don't miss your chance to own this exceptional home in one of Dripping Springs' most desirable neighborhoods!

Built in 2017

Essential Information

MLS® #	2912598
Price	\$630,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,087
Acres	0.18
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	None
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Community Information

Address	909 Catalina Ln
Area	HD
Subdivision	Belterra Ph 4 Sec 12B

City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected, Underground Utilities
Features	Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Fitness Center, Playground, Park, Pool, Planned Social Activities, Sport Court(s), Sidewalks, Tennis Court(s), Trash Pickup Door to Door, Trails/Paths
Parking	Garage
# of Garages	2

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Gas Range, Gas Water Heater, Refrigerator, Range Hood
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	Covered Courtyard
Lot Description	Back Yard, Front Yard, Sprinklers In Ground, Sloped Up, Trees Medium Size
Roof	Composition
Construction	Brick Veneer, HardiPlank Type
Foundation	Slab

School Information

District	Dripping Springs ISD
Elementary	Rooster Springs
Middle	Sycamore Springs
High	Dripping Springs

Additional Information

Date Listed	May 1st, 2025
Days on Website	170

Days on Market 150
HOA Fees 46
HOA Fees Freq. Monthly

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