

\$435,000 - 2904 Belgrave Falls Ln, Austin

MLS® #3392553

\$435,000

4 Bedroom, 2.00 Bathroom, 1,826 sqft
Residential on 0.17 Acres

Bauerle Ranch, Austin, TX

Interest rates are lower right now. Ask Seller for closing costs to lower rate some more. Rare single story stone gem in South Austinâ€™s beautiful Bauerle Ranch, within a 300 acre preserve enjoyed by all ages from tiny tots to elders. Walking trails, pool, playground, basketball court a short walk away. High ceiling living room with corner fireplace, dramatic arched window, large command kitchen opens to garden views, the living room, 3 dining spaces including a two-sided breakfast bar, convenient walk-in pantry/laundry, fun chalk board wall, gas cooking, Bosch dishwasher, pretty shelves will stay. Soaring ceiling in spacious primary bedroom retreat with high arched window, walk-in closet, bath with separate shower, relaxing soaking tub, dual sinks, glass block window. 4th bedroom or study, studio or craft room as 2nd living has French doors. Two more bedrooms and a bath are located away to provide privacy for the Owner's suite. Wood and tile floors, no carpet. Impressive front door with a covered entry with a high arched transom window and side light windows with an lighted art niche in the entryway. Many ceiling fans, level driveway with 2 car garage with door opener, recent roof, water heater, fence, paint, and stainless refrigerator. Enjoyable backyard natural beauty, a carefully chosen collection of native plants, fruit trees, curved stone planters and paths, metal arched arbor, covered porch with a fan and sun shade. The garden is a serene setting for



peaceful relaxing and sharing the wonders of the natural environment and enjoying different seasons of good veggies, fruit and flowers. The active HOA hosts frequent community gatherings for music, food and fun for neighbors to gather and play together and all for a low HOA fee. Easy access to South Austin shopping, dining, and Stinson Entertainment District with popular food and drink spots. Easy access to Mopac, and I-35. A wonderful place to live peacefully with nature right in the middle of vibrant Austin.

Built in 2005

Essential Information

MLS® #	3392553
Price	\$435,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,826
Acres	0.17
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View Garden,TreesWoods

Community Information

Address	2904 Belgrave Falls Ln
Area	SWE
Subdivision	Bauerle Ranch
City	Austin
County	Travis
State	TX
Zip Code	78748

Amenities

Utilities	Electricity Connected, Natural Gas Available, Sewer Connected, Water Connected
Features	Community Mailbox, Playground, Park, Pool, Planned Social Activities, Sport Court(s), Sidewalks, Trash Pickup Door to Door, Trails/Paths
Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage, Kitchen Level
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Disposal, Gas Range, Microwave, Washer
Heating	Central, Natural Gas
# of Fireplaces	1
Fireplaces	Gas Log, Great Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Garden, No Exterior Steps, Rain Gutters, Arbor
Lot Description	Garden, Level, Native Plants, Many Trees, Xeriscape
Roof	Composition
Construction	Masonry, Stone, Wood Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Kocurek
Middle	Bailey
High	Akins

Additional Information

Date Listed	June 14th, 2025
Days on Website	122
Days on Market	120
HOA Fees	48
HOA Fees Freq.	Monthly

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