

\$739,900 - 16413 Broadbay Dr, Austin

MLS® #3437106

\$739,900

4 Bedroom, 4.00 Bathroom, 3,350 sqft

Residential on 0.19 Acres

Avery Ranch East Ph 02 Sec 04, Austin, TX

New roof and gutters installed July 2025

Welcome to this beautifully appointed North-facing home in the highly desirable Parkside at Avery Ranch community. Ideally situated within walking distance to the acclaimed Patsy Sommer Elementary (Rated 10) and zoned to Pearson Ranch Middle School in sought-after Round Rock ISD. This elegant home features an attractive stone facade, warm wood flooring, and a versatile layout with 4 bedrooms, including a spacious primary suite on the main level, a dedicated home office with French doors, and a formal dining room. Thoughtful features include crown molding, wrought iron staircase railings, a stone fireplace, gas cooktop, under-cabinet lighting, and stylish downlights.

The living room showcases soaring ceilings and expansive windows, flooding the space with natural light and creating a bright, inviting atmosphere. The open-concept design flows seamlessly into the kitchen and breakfast area, making this home ideal for entertaining. The kitchen boasts ample granite countertops, abundant cabinetry, stainless steel appliances, and a large walk-in pantry.

Retreat to the primary suite on the main floor, offering tranquil backyard views. Upstairs, enjoy a spacious game room—perfect as a media room, play area, or second living space. Three spacious secondary bedrooms upstairs with 2 full bathrooms!

Step outside to a magnificent backyard oasis with a covered patio, mature shade trees, and



plenty of room to add a pool.
Outdoor enthusiasts will love the nearby trailhead with direct access to Brushy Creek Trail and Avery Ranch Golf Course. Take advantage of exceptional Avery Ranch amenities, including a Junior Olympic-size pool, splash pad, amenity center with pavilion, basketball court, 6 pools, 4 pickleball courts, 4 tennis courts, sand volleyball court, playgrounds, and picnic areas.
Conveniently located near parks, medical centers, grocery stores, cafes, and gyms along FM 620. Just 15 minutes to the Tech Corridor.

Built in 2008

Essential Information

MLS® #	3437106
Price	\$739,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,350
Acres	0.19
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	None
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Community Information

Address	16413 Broadbay Dr
Area	RRW
Subdivision	Avery Ranch East Ph 02 Sec 04
City	Austin
County	Williamson
State	TX

Zip Code 78717

Amenities

Utilities Cable Available, Above Ground Utilities, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available

Features Barbecue, Clubhouse, Common Grounds/Area, Community Mailbox, Curbs, Golf, Park, Planned Social Activities, Playground, Pool, Property Manager On-Site, Sidewalks, Sport Court(s), Street Lights, Tennis Court(s), Trails/Paths

Parking Attached, Driveway, Garage, Covered, Door-Single, Garage Faces Front, Side By Side

of Garages 2

Garages Garage Door Opener

Interior

Interior Carpet, Tile, Wood

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s), Down Draft, Gas Water Heater, Vented Exhaust Fan

Heating Central

of Fireplaces 1

Fireplaces Family Room

of Stories 2

Stories Two

Exterior

Exterior Features Rain Gutters, Garden, No Exterior Steps

Lot Description Back Yard, Close to Clubhouse, Front Yard, Garden, Interior Lot, Landscaped, Level, Near Golf Course, Near Public Transit, Sprinklers Automatic, Sprinklers In Front, Trees Medium Size

Roof Shingle

Construction Masonry, Stone, Brick, HardiPlank Type

Foundation Slab

School Information

District Round Rock ISD

Elementary Patsy Sommer

Middle Pearson Ranch

High McNeil

Additional Information

Date Listed	May 30th, 2025
Days on Website	137
Days on Market	122
HOA Fees	196
HOA Fees Freq.	Quarterly

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