

# \$440,000 - 1207 Meadow Lark Dr, Cedar Park

MLS® #3991952

**\$440,000**

4 Bedroom, 2.00 Bathroom, 1,945 sqft

Residential on 0.15 Acres

Cypress Mill 01 Sec 01, Cedar Park, TX

Welcome to this beautifully updated single-story home, nestled under a canopy of trees, in the heart of highly desirable Cedar Park! Featuring 4 bedrooms, 2 baths, and an open concept floor plan, this stunning residence combines comfort, style, and functionality.

Step inside to find soaring ceilings, warm hardwood floors, and abundant natural light. The spacious living room centers around a cozy fireplace and overlooks the private backyard, while the adjacent dining space is perfect for hosting gatherings. A bright, renovated kitchen offers granite countertops, stainless steel appliances, a center island, and a charming breakfast nook with a window seat. The primary suite is a true retreat with vaulted ceilings, generous windows, and a spa-like bath featuring dual vanities, soaking tub, and separate shower. Three additional bedrooms provide flexibility for family, guests, or a dedicated home office.

Out back, relax or entertain on the deck surrounded by mature trees and a fully fenced yard with zero rear neighbors, ideal for pets, play, or quiet evenings outdoors.

With a two-car garage, thoughtful updates throughout, and a convenient location close to top-rated schools, shopping, dining, and major employers, this home offers the perfect blend of sophistication and convenience. Easy commute to the NW Austin tech corridor, the Domain, Apple, and downtown.



Built in 1988

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 3991952                 |
| Price          | \$440,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,945                   |
| Acres          | 0.15                    |
| Year Built     | 1988                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active Under Contract   |

**Water Feature/View**

|      |            |
|------|------------|
| View | TreesWoods |
|------|------------|

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1207 Meadow Lark Dr    |
| Area        | CLS                    |
| Subdivision | Cypress Mill 01 Sec 01 |
| City        | Cedar Park             |
| County      | Williamson             |
| State       | TX                     |
| Zip Code    | 78613                  |

**Amenities**

|              |                                                                                                 |
|--------------|-------------------------------------------------------------------------------------------------|
| Utilities    | Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available |
| Features     | Community Mailbox, Playground, Park, Sidewalks, Curbs                                           |
| Parking      | Attached, Garage Faces Front, Garage                                                            |
| # of Garages | 2                                                                                               |
| Garages      | Garage Door Opener                                                                              |

**Interior**

|            |                                                                                                                                                                             |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior   | Carpet, Tile, Wood                                                                                                                                                          |
| Appliances | Dishwasher, Exhaust Fan, Free-Standing Gas Oven, Free-Standing Refrigerator, Disposal, Gas Range, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Warming Drawer |

|                 |                      |
|-----------------|----------------------|
| Heating         | Central, Natural Gas |
| # of Fireplaces | 1                    |
| Fireplaces      | Family Room, Gas Log |
| # of Stories    | 1                    |
| Stories         | One                  |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Rain Gutters                                                          |
| Lot Description   | Back Yard, Front Yard, Backs to Greenbelt/Park, Landscaped, Level, Trees Large Size |
| Roof              | Composition, Shingle                                                                |
| Construction      | Masonry                                                                             |
| Foundation        | Slab                                                                                |

## School Information

|            |                 |
|------------|-----------------|
| District   | Leander ISD     |
| Elementary | Pauline Naumann |
| Middle     | Cedar Park      |
| High       | Cedar Park      |

## Additional Information

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 30th, 2025 |
| Days on Website | 18                   |
| Days on Market  | 15                   |

Property Listed by: Compass RE Texas, LLC  
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