

# \$255,000 - 9015 Cattle Baron Path 403, Austin

MLS® #4383396

**\$255,000**

2 Bedroom, 3.00 Bathroom, 1,325 sqft

Residential on 0.08 Acres

Goodnight Ranch, Austin, TX

This bright and easygoing 2-bedroom, 2.5-bath condo in Goodnight Ranch keeps things simple in the best way. With a clean, modern exterior and curb appeal that pops, it sets the tone for a home that's practical, fun, and full of good energy. Inside, natural light fills the open main floor, where the living room, dining space, and kitchen flow together in a layout that feels thoughtful and beautifully designed. The kitchen is designed for real-life cooking, with plenty of granite countertop space, stainless steel appliances, and ample storage—perfect for meal prep, casual cooking, or trying out new recipes. Neutral tones throughout the main floor give you a solid base to layer in whatever style feels like you. Upstairs is where things slow down a bit. Both bedrooms are tucked away for privacy, each with its own ensuite bath. The primary suite has a walk-in closet and a bonus nook that's begging to be turned into a reading corner, mini office, or even a yoga spot. The guest bedroom has its own full bath, perfect for out-of-towners or anyone staying awhile. Outside, you've got your own fenced yard—ideal for a pup, a tiny herb garden, or just a chair and a book. And the neighborhood? Goodnight Ranch is one of those rare communities that actually delivers. Walking trails, a pool and splash pad, shaded picnic tables, grilling stations, a fire pit for chill nights, and a playscape. The location makes life convenient: minutes to Southpark Meadows, close to the airport, and not far from



McKinney Falls if you need a quick nature reset. Whether you're after a low-maintenance home base or a lock-and-leave lifestyle with personality, this one hits the mark!

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | 4383396     |
| Price          | \$255,000   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,325       |
| Acres          | 0.08        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Status         | Active      |

**Water Feature/View**

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

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 9015 Cattle Baron Path 403 |
| Area        | SC                         |
| Subdivision | Goodnight Ranch            |
| City        | Austin                     |
| County      | Travis                     |
| State       | TX                         |
| Zip Code    | 78747                      |

**Amenities**

|           |   |
|-----------|---|
| Utilities | Cable Available, Electricity Available, High Speed Internet Available, Water Available, Underground Utilities, Natural Gas Available, Sewer Available |
| Features  | Common Grounds/Area, Community Mailbox, Park, Pool, Trails/Paths, Curbs, Sidewalks  |

|              |  |
|--------------|--|
| Parking      | Attached, Garage, Door-Single, Garage Faces Rear |
| # of Garages | 1  |

### Interior

|              |  |
|--------------|--|
| Interior     | Carpet, Tile   |
| Appliances   | Dishwasher, Exhaust Fan, Disposal, Microwave, Stainless Steel Appliance(s), Tankless Water Heater, ENERGY STAR Qualified Appliances, Free-Standing Gas Range, Gas Water Heater |
| Heating      | Central, Natural Gas   |
| Fireplaces   | None   |
| # of Stories | 2  |
| Stories      | Two  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Rain Gutters                     |
| Lot Description   | Interior Lot, Landscaped, Sprinklers Automatic |
| Roof              | Composition                                    |
| Construction      | HardiPlank Type, Stucco                        |
| Foundation        | Slab   |

### School Information

|            |            |
|------------|------------|
| District   | Austin ISD |
| Elementary | Blazier    |
| Middle     | Paredes    |
| High       | Akins      |

### Additional Information

|                 |                  |
|-----------------|------------------|
| Date Listed     | April 10th, 2025 |
| Days on Website | 187              |
| Days on Market  | 162              |
| HOA Fees        | 260              |
| HOA Fees Freq.  | Monthly          |

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