# \$275,000 - 17116 Sagebrook Dr, Austin

MLS® #5352803

# \$275,000

0 Bedroom, 0.00 Bathroom, Land / Farm on 0.75 Acres

Madrone Canyon, Austin, TX

Nestled in a pristine canyon in the charming and highly sought-after community of Bee Cave, Madrone Canyon is an exclusive gated enclave of stunning homesites offering an upscale sanctuary within top-rated Lake Travis ISD. Here, the essence of Hill Country living is redefined: roads curve gently, encouraging leisurely strolls, and cul-de-sacs bloom into private coves, forming a vibrant gated community where neighbors gather and discover new lifelong friends. Madrone Canyon owners have the opportunity to either bring a homebuilder for design approval, or partner with one of the approved builders to construct their dream home. The community currently features luxury homes built by a selection of some of Austin's most well-known and esteemed firms, including Eppright, Ames Design Build, Sendero Homes, and Matt Sitra Custom Homes. Lot 5A, located at 17116 Sagebrook Drive, is set on a 0.75-acre lot in the heart of the Madrone Canyon community. Life feels in balance with a harmonious lifestyle that extends beyond the exceptional location and welcoming homes, with eco-friendly trails and a lookout pavilion that beckons exploration and shared moments under the canvas of a star-filled sky. While carefully tucked away, Madrone Canyon effortlessly fuses convenience with the captivating beauty of nature to craft a daily living experience that feels like a perpetual Hill Country retreat. \*\*SEE ATTACHED EXHIBIT FOR INFORMATION ON MUD LUE &







GRINDER PUMP FEE REIMBURSEMENT TO DEVELOPER. ASK AGENT FOR FULL SET OF CONTRACT DOCUMENTS PRIOR TO OFFER.\*\*

# **Essential Information**

MLS® # 5352803 Price \$275.000

Bathrooms 0.00 Acres 0.75

Type Land / Farm

Sub-Type Unimproved Land

Status Active

## Water Feature/View

View Neighborhood, Trees Woods

# **Community Information**

Address 17116 Sagebrook Dr

Area LS

Subdivision Madrone Canyon

City Austin
County Travis
State TX

Zip Code 78738

#### **Amenities**

Utilities Electricity Available, Natural Gas Available, Sewer Available, Water

Available

Features Common Grounds/Area, Community Mailbox, Curbs, Park, See

Remarks, Trails/Paths

## **Exterior**

Lot Description Level, Native Plants, Many Trees, See Remarks

# **School Information**

District Lake Travis ISD

Elementary Bee Cave

Middle Bee Cave Middle School

High Lake Travis

# **Additional Information**

Date Listed January 17th, 2025

Days on Website 292

Days on Market 194

HOA Fees 1680

HOA Fees Freq. Annually

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