

# \$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,TreesWoods
------	-------------------------

### 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	270
Days on Market	194
HOA Fees	1680
HOA Fees Freq.	Annually

Property Listed by: Moreland PropertiesThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 14th, 2025 at 8:16pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.