

\$1,845,000 - 12326 Hanging Valley Drive, Austin

MLS® #580526

\$1,845,000

5 Bedroom, 5.00 Bathroom, 4,429 sqft
Residential on 2.16 Acres

Painted Bunting Ph 02, Austin, Texas

Welcome to your future urban homesteadâ€”offering the perfect blend of privacy, nature, and convenience. Nestled on 2.164 acres within the Austin Extraterritorial Jurisdiction (ETJ), this serene retreat provides reduced city regulations and no Austin city taxes, allowing greater flexibility in land use while maintaining proximity to top amenities. Surrounded by a 7-acre HOA greenbelt connected to a 52-acre LCRA bird sanctuary, the home offers breathtaking views and tranquility. The 3,788 sq ft main home features four bedrooms, four bathrooms, and cathedral windows flooding the space with natural light. The gourmet kitchen boasts granite countertops, an oversized island, spacious cabinetry, a walk-in pantry, and a butlerâ€™s pantry, blending style and practicality. The oversized master suite is a luxurious retreat with rosewood floors, a two-way fireplace, premium slate master bath with jacuzzi, walk-in rain shower, dual vanities, and a spacious walk-in closet. Enjoy peaceful valley vistas from the master balcony and sleeping porch.

Connected by a 975 sq ft breezeway, the 650 sq ft casita includes a kitchen, living area, bedroom, bath, and laundry. Sustainability shines with a 30,000-gallon rainwater collection system providing all household water needs.

Private trails, seasonal waterfalls, and nearby dining and shopping enhance the lifestyle. The ETJ designation ensures future investment



potential, while expansion options include casita upgrades, garage conversions, a workshop, pickleball court, or pool. Whether captivated by stunning views, birdwatching, or endless customization possibilities, this exceptional home is move-in ready and waiting for you.

Built in 2004

Essential Information

MLS® #	580526
Price	\$1,845,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,429
Acres	2.16
Year Built	2004
Type	Residential
Sub-Type	Single Family
Style	Hill Country
Status	Pending

Water Feature/View

View	Park/Greenbelt, Hills, Panoramic, Trees/Woods
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Community Information

Address	12326 Hanging Valley Drive
Subdivision	Painted Bunting Ph 02
City	Austin
County	Travis
State	Texas
Zip Code	78726

Amenities

Utilities	Electricity Available, Cable Available, Propane
Features	Trails/Paths

of Garages 3

Interior

Interior Carpet, Concrete, Ceramic Tile, Vinyl, Wood, Painted/Stained
Appliances Dishwasher, Gas Cooktop, Microwave, Oven, Refrigerator, Built-In
Oven, Cooktop, Range Hood
Heating Multiple Heating Units, Propane
Cooling Central Air, ThreeOrMoreUnits
Fireplace Yes
of Fireplaces 2
Fireplaces Living Room, Bath, Bedroom
of Stories 2
Stories Two

Exterior

Exterior Features Balcony, Porch, Patio, Private Yard, Deck, Propane Tank - Owned
Roof Metal
Construction Masonry
Foundation Slab

School Information

District Leander ISD

Additional Information

Date Listed May 21st, 2025
Days on Website 115
Days on Market 70
HOA Fees 150
HOA Fees Freq. Annually

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