

\$1,250,000 - 9909 Whitley Bay Drive, Austin

MLS® #595578

\$1,250,000

5 Bedroom, 4.00 Bathroom, 3,958 sqft

Residential on 0.38 Acres

Avery Ranch North Sec 02 PUD Amd, Austin, Texas

Amazing luxury home situated on over 1/3 of an acre with expansive greenbelt views! This one is a must-see for buyers seeking a luxurious pool, multiple outdoor entertaining areas, a chef's kitchen with waterfall countertops, a downstairs primary suite with private patio access, spacious indoor entertaining areas with stunning views, and four versatile living spaces - including a dedicated home office, a large hobby room with extensive built-in storage, a media room, and a living room with soaring two-story ceilings. With nearly \$300K in upgrades, this home delivers all the refined touches you'd expect in an executive residence, including laundry rooms on both levels, a whole-home multi-zone audio system, IQAir MERV 16 air filtration, a tankless water heater with instant hot water recirculating system, a mosquito misting system, an oversized three-car garage with 9'x23' bays, custom cedar garage doors, and a new roof and primary suite AC in 2024. The backyard is an entertainer's dream, featuring a resort-style pool - completely remodeled in 2023 - surrounded by expansive stone and Fiberon patios, an outdoor kitchen, and beautiful wooded greenbelt views. The front of the home also offers exceptional outdoor living, with a large covered balcony accessible from two bedrooms and a generous front sitting porch. Located in one of the Austin area's most sought-after communities, Avery Ranch is built



around a stunning 18-hole golf course and borders the Brushy Creek trail and park system. Residents enjoy award winning schools and miles of hike-and-bike trails, a 60-acre lake, multiple swimming pools, tennis and sport courts, playgrounds, and more. Ideally situated in NW Austin’s tech corridor, the home offers a quick commute to major employers like Dell, the new Apple Campus, and the Domain, with countless shopping, dining, and entertainment options just minutes away.

Built in 2003

Essential Information

MLS® #	595578
Price	\$1,250,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,958
Acres	0.38
Year Built	2003
Type	Residential
Sub-Type	Single Family
Style	None
Status	Active
Has Pool	Yes

Water Feature/View

View	Park/Greenbelt, Pool
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Community Information

Address	9909 Whitley Bay Drive
Subdivision	Avery Ranch North Sec 02 PUD Amd
City	Austin
County	Williamson
State	Texas

Zip Code 78717

Amenities

Utilities Electricity Available, Natural Gas Available, Underground Utilities

Features Basketball Court, Golf, Other, Playground, Park, Sport Court(s), See Remarks, Tennis Court(s), Trails/Paths, Community Pool, Street Lights, Sidewalks

Parking Attached, Garage Faces Front, Garage, Door-Multi

of Garages 3

Garages Garage Door Opener

Interior

Interior Carpet, Tile, Vinyl

Appliances Convection Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Tankless Water Heater, Some Electric Appliances, Some Gas Appliances, Built-In Oven, Cooktop, Microwave, Oven, Vented Exhaust Fan

Heating Central, Natural Gas

Cooling Central Air, Electric

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Gas Starter, Masonry, Raised Hearth, Stone

of Stories 2

Stories Two

Exterior

Exterior Features Deck, Outdoor Grill, Outdoor Kitchen, Porch, Rain Gutters, Balcony, Patio

Windows Plantation Shutters, Skylight(s)

Roof Composition, Shingle

Construction Masonry, Stone Veneer, Brick Veneer, Wood Siding

Foundation Slab

School Information

District Leander ISD

Elementary Rutledge Elementary School

Middle Henry Middle School

High Vista Ridge High School

Additional Information

Date Listed	October 20th, 2025
Days on Website	8
Days on Market	1
HOA Fees	196
HOA Fees Freq.	Quarterly

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