

# \$450,000 - 1300 Neans Dr, Austin

MLS® #6448330

## \$450,000

3 Bedroom, 2.00 Bathroom, 1,469 sqft  
Residential on 0.23 Acres

Quail Creek Ph 03 Sec 03, Austin, TX

This centrally located corner lot is a gem, featuring mature trees that provide ample shade and privacy. The property boasts only one shared fence with a neighbor, while the other fences border green space and the street, ensuring a serene and open environment. Inside, you'll find upgraded features such as tile floors with a wood look, newer kitchen appliances, and stylish countertops. The house is designed for comfort and convenience, with ceiling fans and large windows that allow natural light to flood every room.

The spacious living room and dining area are perfect for hosting gatherings and entertaining. Whether you want to enjoy the large backyard or relax indoors, this home offers versatile spaces to suit your lifestyle. Additionally, the washer/dryer, refrigerator and 85" TV are included, making it move-in ready and hassle-free!

Built in 1974

## Essential Information

MLS® #	6448330
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,469
Acres	0.23



Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Water Feature/View**

View	Neighborhood
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### **Community Information**

Address	1300 Neans Dr
Area	2N
Subdivision	Quail Creek Ph 03 Sec 03
City	Austin
County	Travis
State	TX
Zip Code	78758

### **Amenities**

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Other, Sewer Connected, Water Connected
Features	None
Parking	Attached, Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Kitchen Level, Off Street
# of Garages	2
Garages	Garage Door Opener

### **Interior**

Interior	Tile
Appliances	Cooktop, Dryer, Dishwasher, Exhaust Fan, Free-Standing Gas Range, Free-Standing Refrigerator, Gas Cooktop, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Washer
Heating	Central, Fireplace(s)
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
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Lot Description	Back Yard, Corner Lot, City Lot, Front Yard, Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Sprinklers In Ground, Few Trees, Trees Large Size
Roof	Composition
Construction	Brick, Vinyl Siding
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Cook
Middle	Burnet (Austin ISD)
High	Navarro Early College

### **Additional Information**

Date Listed	June 20th, 2025
Days on Website	116
Days on Market	71

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