\$635,990 - 5517 Brady Bayou Cv, Austin

MLS® #6618986

\$635,990

5 Bedroom, 4.00 Bathroom, 3,001 sqft Residential on 0.16 Acres

Sweetwater Ranch Sec 1 Village, Austin, TX

\$10,000 Price Reduction on this stunning Cul-de-Sac Home with Exceptional Curb Appeal.-Now offered at just \$211 per sq ft making it one of the best values in Sweetwater!

Includes over \$88,000 in owner upgrades.

Nestled in a quiet cul-de-sac across from the park, this inviting 5-bedroom, 3.5-bath home with office, game room and flex room offers standout curb appeal with a full limestone and brick exterior, a spacious covered front porch, and a brand-new shingle roof. Step inside to a fully updated, carpet-free interior with soaring 22 ft ceilings and wood and tile flooring.

The gourmet kitchen is a chef's dreamâ€"complete with granite countertops, subway tile backsplash, tall cabinetry, a large center island, stainless steel appliances, and a generous walk-in pantry. The open-concept layout flows into the bright and spacious living area, centered around a beautiful limestone fireplace.

The main-level primary suite is a serene retreat with tray ceilings, light-blocking blinds, and an upgraded en-suite bath with tile accents. Also downstairs: a formal dining room, a dedicated office, and a powder bath for guests.

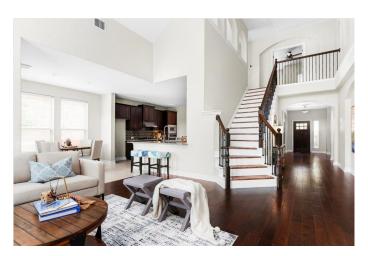
Upstairs, you'll find 4 spacious secondary bedrooms (one of which can be used as a



5517 Brady Bayou Cv, Austin, TX 78738 - Improvements

Improvement	Cost
Brand New Roof – 20-Year Warranty (2025)	\$25,000
Interior Paint (2025)	\$20,000
Fence Updated (2023)	\$1,500
New Backyard Foundation Cover – Stucco (2023)	\$1,700
Upgraded Insulated Garage Door (2024)	\$4,900
New Deck Stairs (2024)	\$600
Brand New Water Softener (2024)	\$600
Brand New Garage Floor Oil/Waterproof Paint (2024)	\$800
Zoysia Grass and Soil (2024)	\$6,000
Carpet Removal & Luxury 100% Waterproof Vinyl Plank Flooring Install (2022)	\$15,000
Range and Hood (2023)	\$5,000
Dishwasher (2024)	\$2,000
Security Cameras & Base Station (2023)	\$1,200
Smart Locks (2025)	\$500
Nest Thermostats (2023)	\$1,000
Updated Large Ceiling Fan (2023)	\$2,200
TOTAL	\$88,000





media/flex room or a second office) a large game room, two linen closets, and abundant storage. .

Additional recent upgrades include a new water softener, smart home system, ARLO security, keyless entry, fresh interior paint throughout and epoxy flooring in the garage.

Step outside your front door to explore the hiking trail (entrance is right by the house) or enjoy the incredible resort-style amenities Sweetwater is known forâ€"including a 10-acre complex with two pools, a clubhouse, pavilion, athletic fields, and miles of hike and bike trails. Zoned to highly-rated Lake Travis ISD schools. Easy access to the the 71, minutes from Hill Country destinations & shopping. 21 min from downtown Austin.

Built in 2015

Essential Information

MLS® # 6618986

Price \$635,990

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 3,001 Acres 0.16

Year Built 2015

Type Residential

Sub-Type Single Family Residence

Status Active

Water Feature/View

View None

Community Information

Address 5517 Brady Bayou Cv

Area LS

Subdivision Sweetwater Ranch Sec 1 Village

City Austin
County Travis
State TX
Zip Code 78738

Amenities

Utilities Electricity Available, Natural Gas Available

Features Clubhouse, Playground, Park, Pool, Sport Court(s), Trails/Paths

Parking Attached, Garage

of Garages 2

Garages Garage Door Opener

Interior

Interior Carpet, Tile, Wood

Appliances Dishwasher, ENERGY STAR Qualified Appliances, Gas Cooktop,

Disposal, Gas Water Heater, Microwave

Heating Central

of Fireplaces 1

Fireplaces Family Room

of Stories 2
Stories Two

Exterior

Exterior Features None

Lot Description Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size,

Cul-De-Sac

Roof Shingle
Construction Masonry
Foundation Slab

School Information

District Lake Travis ISD

Elementary West Cypress Hills

Middle Lake Travis
High Lake Travis

Additional Information

Date Listed May 17th, 2025

Days on Website 149
Days on Market 149
HOA Fees 175

HOA Fees Freq. Quarterly

Property Listed by: All City Real Estate Ltd. CoThe 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 13th, 2025 at 8:01pm 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.