

\$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 dream—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
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Community Information

Address	5517 Brady Bayou Cv
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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

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