

\$649,000 - 2306 Loyola Ln, Austin

MLS® #7030892

\$649,000

3 Bedroom, 2.00 Bathroom, 2,256 sqft

Residential on 0.31 Acres

University Hills Sec 02 Ph 03, Austin, TX

Welcome to 2306 Loyola Lane – a beautifully refreshed mid-century gem located in a serene and hilly pocket of University Hills. Exquisitely designed and thoughtfully updated, you'll enjoy a peaceful and stylish quality of life. Step inside to a wide open layout bathed in natural light. A true mid-century vibe is alive in the clean lines, warm textures, and airy ambiance, complemented by massive updates that will grant you the peace of mind that you are buying a quality structure. All of the major systems have been completely replaced: the first half of 2025 brought a new roof and gutters, installation of perimeter and interior foundation piers, completely replaced drain lines, new garage doors openers, new luxury vinyl plank floors and carpet, and so much more (take a look at the the updates document for details). And the yard... can we just talk about the yard? This is your massive private sanctuary with a sizable patio overlooking a gently sloping yard that leads to a dry creek. It's a blank canvas for green thumbs and nature lovers. Don't miss this opportunity to own a stylish, move-in ready home with room to breathe and grow.

Built in 1963

Essential Information

MLS® #	7030892
Price	\$649,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,256
Acres	0.31
Year Built	1963
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Water Feature/View

View	TreesWoods
------	------------

Community Information

Address	2306 Loyola Ln
Area	3
Subdivision	University Hills Sec 02 Ph 03
City	Austin
County	Travis
State	TX
Zip Code	78723

Amenities

Utilities	Above Ground Utilities
Features	Curbs, Playground, Park, Pool, Tennis Court(s), Trails/Paths, Sidewalks
Parking	Attached, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile, Vinyl
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Free-Standing Range, Gas Water Heater
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Gas, Gas Starter
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Interior Lot, Native Plants, Rolling Slope, Many Trees, Trees Large Size, Trees Medium Size, Private
Roof	Composition
Construction	Frame, Stone, Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Andrews
Middle	Bertha Sadler Means
High	Northeast Early College

Additional Information

Date Listed	May 29th, 2025
Days on Website	152
Days on Market	140

Property Listed by: Christie's Int'l Real EstateThe 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 28th, 2025 at 7:01pm 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.