

\$389,000 - 12200 Barras Branch Dr 135, Austin

MLS® #7056828

\$389,000

3 Bedroom, 3.00 Bathroom, 1,716 sqft
Residential on 0.20 Acres

Gabardine Condo, Austin, TX

South Austin 3-3 home located off Frate Barker Road just west of Menchaca Rd. Ready now for move in including washer, dryer and refrigerator!! This is a single family home in a condo regime and monthly HOA dues provide maintenance at all common areas, gate, streets, front/back lawns, roofs and exterior of units. This community features common areas, a community pool with BBQ pits and common seating areas, and East to West walkway/path through the woods which connects the adjoining Gabardine Communities.

This home offers an open floor plan for the kitchen and downstairs living room with vinyl plank flooring and tile for the downstairs hall bathroom. The kitchen features granite countertops, espresso colored cabinets, black appliances, a gas range, dishwasher, disposal, and refrigerator. The downstairs bedroom has a ceiling fan, carpet, a large walk-in closet, and access to the downstairs hall bathroom. The downstairs hall bathroom is a full size bathroom. Bedroom 2 and the primary bedroom have high ceilings, ceiling fans, walk-in closets. The primary bedroom features a second room that can be used as an office and provides access to the bathroom. The primary bathroom features a soaking tub, a walk-in shower, and a double vanity sink. This property has two access points. The front door entry is located on the West side of the property and is accessed via a shared common area. The garage entry is accessed



from the East side of the property either through the garage door or the garage entry door off the rear patio.

The property is near an H.E.B. grocery store and even closer to numerous dining and entertainment options to be found at the Armadillo Den, The Moon Tower Saloon, Lustre Pearl, The Hive, and South Austin Beer Garden, among other spots too. The property also offers quick easy access to numerous nature trails in the Bauerle Ranch Park located just North of the property. Act now before this lovely home is gone!!

Built in 2010

Essential Information

MLS® #	7056828
Price	\$389,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,716
Acres	0.20
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Neighborhood
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Community Information

Address	12200 Barras Branch Dr 135
Area	SWE
Subdivision	Gabardine Condo
City	Austin
County	Travis
State	TX

Zip Code 78748-1335

Amenities

Utilities Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Water Available, Sewer Available

Features Common Grounds/Area, Community Mailbox, Curbs, Pool, Trails/Paths, Courtyard, Gated

Parking Garage, Attached, See Remarks

of Garages 1

Garages Garage Door Opener

Interior

Interior Carpet, Tile, Laminate

Appliances Dryer, Dishwasher, Exhaust Fan, Disposal, Microwave, Refrigerator, Washer, Free-Standing Range, Gas Water Heater, Plumbed For Ice Maker, Stainless Steel Appliance(s)

Heating Central, Natural Gas

Fireplaces None

of Stories 2

Stories Two

Exterior

Exterior Features None

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

Roof Composition

Construction Board & Batten Siding, Frame, HardiPlank Type

Foundation Slab

School Information

District Austin ISD

Elementary Baranoff

Middle Bailey

High Bowie

Additional Information

Date Listed March 21st, 2025

Days on Website 222

Days on Market 192

HOA Fees 327

HOA Fees Freq. Monthly

Gated Community Yes

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