

\$464,900 - 2305 Little Tree Bnd, Cedar Park

MLS® #7341334

\$464,900

3 Bedroom, 3.00 Bathroom, 2,409 sqft

Residential on 0.16 Acres

Ranch At Cypress Creek Sec 16C, Cedar Park, TX

Welcome to your new home in The Ranch at Cypress Creek, one of Cedar Park's most sought-after neighborhoods! This charming 3-bedroom, 2.5-bathroom home offers the perfect balance of comfort, functionality, and Texas-style living.

Step inside and you'll find a bright, open layout that's perfect for both everyday living and entertaining. The spacious living area flows seamlessly into the dining and kitchen spaces, making it easy to stay connected with family and friends. The kitchen features ample counter space, plenty of storage, and a warm, welcoming atmosphere—ideal for cooking up weeknight dinners or hosting weekend get-togethers.

Upstairs, you'll love the flexible gameroom/office—a great spot for working from home, relaxing with a good book, or enjoying movie nights. The primary suite offers a peaceful retreat with an en suite bath and generous closet space. Two additional bedrooms and another full bath provide plenty of room for everyone.

Step outside and enjoy your own Texas-sized backyard, complete with a covered patio—perfect for morning coffee, summer barbecues, or simply unwinding at the end of the day.



Living in The Ranch at Cypress Creek means youâ€™re close to it allâ€”highly rated Leander ISD schools, local parks, shopping, dining, and easy access to major roads for a quick commute to Austin and beyond.

If youâ€™ve been searching for a well-maintained home in a friendly, established Cedar Park community, this one checks all the boxes. Donâ€™t miss your chance to make this beautiful home your ownâ€”schedule a tour today and discover why so many love calling The Ranch at Cypress Creek home. Light fixture in breakfast dinning area does not convey.

Built in 2001

Essential Information

MLS® #	7341334
Price	\$464,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,409
Acres	0.16
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	None
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Community Information

Address	2305 Little Tree Bnd
Area	CLS
Subdivision	Ranch At Cypress Creek Sec 16C
City	Cedar Park

County	Williamson
State	TX
Zip Code	78613

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Community Mailbox
Parking	Driveway, Garage
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Laminate, Tile
Appliances	Dishwasher, Electric Oven, Disposal, Microwave, Plumbed For Ice Maker
Heating	Central
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	None
Lot Description	Back Yard, Sprinklers In Front, Landscaped, Trees Medium Size, Trees Small Size
Roof	Composition
Construction	Brick, Concrete
Foundation	Slab

School Information

District	Leander ISD
Elementary	Deer Creek
Middle	Cedar Park
High	Cedar Park

Additional Information

Date Listed	October 19th, 2025
Days on Website	16
Days on Market	1

HOA Fees 120
HOA Fees Freq. Annually

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