

# \$784,000 - 6109 York Bridge Cir, Austin

MLS® #7566662

**\$784,000**

5 Bedroom, 3.00 Bathroom, 2,931 sqft  
Residential on 0.17 Acres

Circle C Ranch Ph C Sec 09, Austin, TX

Modern Comfort Meets Prime Location in Circle C Ranch. Privately situated on a no-through street in Circle C's Park Place, this gem blends peaceful vibes with unbeatable convenience. Easily accessible to H-E-B, local restaurants - TacoDeli, Oasthouse, coffee spots - Summer Moon, Alamo Draffhouse, Orangetheory, shopping, trails, and more. Plus, you're just minutes from downtown and Southwest Austin's major tech campuses. Inside, the open-concept, two-story layout is spacious, stylish, and super functional. Recent updates include fresh carpet, interior paint & light fixtures, both AC units, water heater, and a whole-house generator—making this home move-in ready with peace of mind. The heart of the home is the oversized kitchen featuring granite countertops, a breakfast bar, and generous dining space, all flowing into the inviting living room with a cozy fireplace and tranquil backyard views. The front flex room is perfect for casual living, music room or a formal dining room and offers tree-lined street views & natural light that fills the front of the house. The main-level primary suite features high ceilings, serene greenery, and a luxe ensuite with a garden tub, separate shower, and walk-in closet with California Closet built-ins. The downstairs guest bedroom—with its own closet and adjacent full bath—easily flexes as an office or creative studio. Upstairs, you'll find three more spacious bedrooms and a large bonus/game/media room with even more leafy



viewsâ€”perfect for movie nights, workouts, or play space. Extras include a roomy laundry area (with space for a drink fridge), a smart mudroom entry off the two-car garage, Google Fiber, and a security cam & Google doorbell. Out back, relax under the covered patio or enjoy the private yard with room to expand, garden, or play. Stylish. Updated. Walkable. Wired. This home qualifies for a limited-time lender-paid 2-1 buydown.

Built in 2003

**Essential Information**

MLS® #	7566662
Price	\$784,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,931
Acres	0.17
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

**Water Feature/View**

View	None
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**Community Information**

Address	6109 York Bridge Cir
Area	SWW
Subdivision	Circle C Ranch Ph C Sec 09
City	Austin
County	Travis
State	TX
Zip Code	78749

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water
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	Connected
Features	Common Grounds/Area, Clubhouse, Curbs, Park, Pool, Trails/Paths, Golf
Parking	Attached, Door-Single, Garage
# of Garages	2
Garages	Garage Door Opener

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dryer, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Washer
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	None
Lot Description	Backs to Greenbelt/Park, Sprinklers Automatic, Trees Medium Size, Trees Small Size
Roof	Composition
Construction	Brick Veneer
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Mills
Middle	Gorzycki
High	Bowie

### **Additional Information**

Date Listed	July 23rd, 2025
Days on Website	83
Days on Market	78
HOA Fees	481
HOA Fees Freq.	Semi-Annually

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