

\$389,000 - 12304 Barras Branch Dr, Austin

MLS® #8461469

\$389,000

3 Bedroom, 3.00 Bathroom, 1,733 sqft

Residential on 0.20 Acres

Gabardine Condo, Austin, TX

Low maintenance living in gated community in highly desirable Southwest Austin location. Lovely 3 bedroom + office + bonus room on coveted corner lot. Terrific location with 2 open parking spaces adjacent to 1-car garage & driveway. Very functional open concept floorplan with office & half bath down. Updated kitchen including granite counters, stainless appliances, glass tile backsplash & breakfast bar. Plantation shutters throughout the home allowing for tons of natural light to filter in. Recent exterior paint & carpet. Very spacious primary bedroom up with large walk-in closet & bonus room perfect for office, sitting room or nursery. Luxurious primary bath with walk-in shower, dual vanities & granite counters. Another huge bedroom with vaulted ceilings is located at the end of the hallway and shares a spacious full bathroom with bedroom #3. Downstairs office could easily be converted to 4th bedroom - already has a closet - just needs a door! Fenced yard & large back patio with pergola - perfect for relaxing & entertaining. Detached 1 car garage. Cute covered front porch. Plenty of guest parking near coveted, insulated location at the back of the community. Perfect lock & leave property with HOA fees covering landscaping, exterior maintenance & insurance, common area maintenance & amenities including beautiful pool in a lovely wooded setting. Very special small & friendly community! Great schools including Baranoff Elementary, Bailey MS & Bowie HS. Convenient to SH45 toll, Mopac &



downtown ATX.

Built in 2009

Essential Information

MLS® #	8461469
Price	\$389,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,733
Acres	0.20
Year Built	2009
Type	Residential
Sub-Type	Condominium
Status	Active

Community Information

Address	12304 Barras Branch Dr
Area	SWE
Subdivision	Gabardine Condo
City	Austin
County	Travis
State	TX
Zip Code	78748

Amenities

Utilities	Electricity Available
Features	Common Grounds/Area, Community Mailbox, Gated, Pool, See Remarks, Trails/Paths, Barbecue
Parking	Assigned
# of Garages	1

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Free-Standing Range, Self Cleaning Oven
Heating	Central

Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	None
Lot Description	Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Many Trees, Moderate Trees
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Baranoff
Middle	Bailey
High	Bowie

Additional Information

Date Listed	February 28th, 2025
Days on Website	248
Days on Market	224
HOA Fees	328
HOA Fees Freq.	Monthly
Gated Community	Yes

Property Listed by: Keller Williams RealtyThe 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 November 3rd, 2025 at 1:16pm CST. 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.