

\$799,999 - 6804 Gabion Dr, Austin

MLS® #8791590

\$799,999

3 Bedroom, 3.00 Bathroom, 2,633 sqft
Residential on 0.15 Acres

Circle C Ranch Ph A Sec 05, Austin, TX

Where Design, Comfort, and Location Align

Step into a home that doesn't ask you to compromise. Designed by a nationally recognized interior designer and perched high above the neighborhood, this residence in Circle C delivers bold architecture, modern updates, and quiet luxury in one of Austin's most desirable communities. Curated and enhanced with over \$100K in premium upgrades.

Enjoy peace of mind with major system updates including a brand-new roof (2024), HVAC system (2025), fresh exterior paint (2024), and a full-scale interior remodel (2023) every inch thoughtfully reimagined for modern living, all the heavy lifting has already been done which means this home is move-in ready!

At the center of the home is a showpiece kitchen built around a 6'x6' stone island. It's as functional as it is beautiful, with a built-in beverage fridge, wine rack, hidden microwave, and integrated compartments for trash and recycling. A white brick accent wall adds an unexpected architectural layer, grounding the space in warmth and character.

The main living and dining areas offer room to gather or adapt. Every fixture, surface, and cabinet has been carefully chosen to create cohesion and quiet sophistication. Bedrooms



are positioned away from the main living areas for peace and privacy.

The primary suite separated by a double-sided fireplace creates a natural divide for a nursery, office, or personal retreat. Enjoy some private time on the secluded balcony, relaxing on the porch swing. Let your worries melt away as you savor a sunrise coffee or a sunset wine in complete tranquility. This home isn't just beautiful it's smartly designed and incredibly livable.

Top-rated schools, and within minutes of shopping, dining, and trails, this home offers more than aesthetics.

Homes of this caliber in Circle C are rare and they don't last. Showings are limited. If this home feels like the right fit, for you, don't wait. Tour today and experience the lifestyle that awaits.

Built in 1998

Essential Information

MLS® #	8791590
Price	\$799,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,633
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	None
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Community Information

Address	6804 Gabion Dr
Area	SWW
Subdivision	Circle C Ranch Ph A Sec 05
City	Austin
County	Travis
State	TX
Zip Code	78749

Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Community Mailbox, Curbs, Pool, Sidewalks, Tennis Court(s), Trails/Paths
Parking	Attached, Garage, Off Street
# of Garages	2

Interior

Interior	Carpet, Vinyl, Wood
Appliances	Dishwasher, Disposal, Free-Standing Range, Gas Range, Refrigerator, Stainless Steel Appliance(s)
Heating	Central
# of Fireplaces	2
Fireplaces	Family Room, Primary Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Balcony
Lot Description	Level, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size
Roof	Composition
Construction	HardiPlank Type, Brick Veneer, Masonry
Foundation	Slab

School Information

District	Austin ISD
Elementary	Kiker
Middle	Gorzycki
High	Bowie

Additional Information

Date Listed	May 1st, 2025
Days on Website	170
Days on Market	153
HOA Fees	962
HOA Fees Freq.	Annually

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