

\$609,000 - 612 Acadia Bnd, Cedar Park

MLS® #9143173

\$609,000

4 Bedroom, 3.00 Bathroom, 2,279 sqft

Residential on 0.17 Acres

Park at Brushy Creek, Cedar Park, TX

Charming Single-Story Home in the Heart of Brushy Creek – Ideal for Family Living & Entertaining

Welcome to this beautifully maintained 4-bedroom, 3-bath home located in the highly sought-after Brushy Creek neighborhood of Cedar Park and zoned to the acclaimed Round Rock Independent School District. Built in 2016, this thoughtfully designed single-story home features a clean and spacious 2,279 sqft open floor plan that perfectly blends comfort, style, and functionality.

Enjoy a generous family room that flows seamlessly into the kitchen and formal dining area – an ideal setup for both entertaining and everyday living. The chef’s kitchen is a true showpiece, boasting a large island with breakfast bar, abundant counter space, and modern finishes throughout.

Step outside to a private, low-maintenance backyard oasis, featuring custom privacy screens, an extended deck made with durable Trex boards, and hand-crafted railings – the perfect setting for relaxing or hosting indoor-outdoor gatherings.

Located just one block from the scenic Brushy Creek trail and park system, and within walking distance to MUD pools and tennis courts, this home offers unmatched access to outdoor recreation and amenities.



Don't miss your chance to own a move-in ready home in one of Cedar Park's most desirable neighborhoods with top-rated schools, beautiful surroundings, and a home that's ready for you.

Built in 2016

Essential Information

MLS® #	9143173
Price	\$609,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,279
Acres	0.17
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Water Feature/View

View	None
------	------

Community Information

Address	612 Acadia Bnd
Area	RRW
Subdivision	Park at Brushy Creek
City	Cedar Park
County	Williamson
State	TX
Zip Code	78613

Amenities

Utilities	Electricity Available
Features	None
Parking	Attached, Garage Faces Front
# of Garages	3

Interior

Interior	Tile, Wood
Appliances	Double Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	None
Lot Description	Sprinklers Automatic, Trees Small Size
Roof	Composition
Construction	Brick Veneer, Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Patsy Sommer
Middle	Cedar Valley
High	Round Rock

Additional Information

Date Listed	October 23rd, 2025
Days on Website	10
Days on Market	6
RE / Bank Owned	Yes
HOA Fees	73
HOA Fees Freq.	Monthly

Property Listed by: UrbanspaceThe 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 2nd, 2025 at 2:31pm 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.