

\$1,700,000 - 11809 Oak Branch Dr, Austin

MLS® #9317773

\$1,700,000

6 Bedroom, 5.00 Bathroom, 4,938 sqft

Residential on 2.60 Acres

Oak Run West, Austin, TX

This private estate has it all- a beautifully remodeled main home, manicured grounds featuring iconic Austin oak trees, a refreshing pool with limestone patios, a full guesthouse, and the trickling sound of a year-round creek- a branch of Long Creek. The residences have been thoughtfully renovated with a standing seam metal roof, updated windows and doors, white oak hardwood floors, designer bath upgrades, and extensive cabinetry. Upon entry, the grandness of this home is demonstrated with the floor to ceiling glass and a substantial stone fireplace. The main level offers versatility with multiple spaces for living and dining, all with views and exits onto the back deck. The primary bedroom has deck access as well and features a bright bathroom with a walk-in shower and large closet. The open living and dining area was recently updated with custom cabinetry, KitchenAid appliances, a 5-burner gas range, and quartz countertops. The main level also features a full secondary bath and a bedroom that serves as a fantastic office. The reverse floorplan optimizes the views and outdoor accessibility. Downstairs is a media room with a mini-kitchen, three large bedrooms, two full bathrooms, heated and cooled storage, a large laundry room, and access to the exterior patios and pool. The separate guest house is a studio space with a full kitchen, laundry facilities, and a full bath – it also has an additional sleeping loft and attic storage. You won't need to go on vacation with this



outdoor space- thereâ€™s something for everyoneâ€™s interest â€“ drop a line in the creek, take swim in the shaded pool, shoot some hoops on the sports court, or relax among the roaming deer with a cup of coffee on the enveloping decks. Storage abounds with a stand-alone shop, open storage above the garage, and large closets and custom cabinetry at every turn! Enjoy quiet country living, an ATX address, quick access to both Austin and Dripping Springs, and highly acclaimed DSISD schools.

Built in 1997

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 9317773 |
| Price | \$1,700,000 |
| Bedrooms | 6 |
| Bathrooms | 5.00 |
| Full Baths | 5 |
| Square Footage | 4,938 |
| Acres | 2.60 |
| Year Built | 1997 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active Under Contract |
| Has Pool | Yes |

Water Feature/View

| | |
|---------------|--|
| View | Hills,CreekStream,TreesWoods,Water,See Remarks |
| Is Waterfront | Yes |

Community Information

| | |
|-------------|---------------------|
| Address | 11809 Oak Branch Dr |
| Area | HD |
| Subdivision | Oak Run West |
| City | Austin |
| County | Hays |
| State | TX |

Zip Code 78737

Amenities

Utilities Electricity Available, Phone Connected, Underground Utilities

Features Community Mailbox

Parking Attached, Door-Single, Garage, Garage Faces Side

of Garages 2

Garages Garage Door Opener

Interior

Interior Carpet, Tile, Wood

Appliances Built-In Oven, Dishwasher, Exhaust Fan, Electric Water Heater, Free-Standing Range, Disposal, Microwave, Water Softener Owned, Water Purifier Owned

Heating Central, Electric, Fireplace(s)

of Fireplaces 1

Fireplaces Living Room, Wood Burning

of Stories 2

Stories Two

Exterior

Exterior Features Dog Run, Exterior Steps, Private Yard, Rain Gutters, Basketball Court, Sport Court

Lot Description Interior Lot, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size

Roof Composition

Construction HardiPlank Type, Masonry, Stone Veneer

Foundation Slab

School Information

District Dripping Springs ISD

Elementary Rooster Springs

Middle Sycamore Springs

High Dripping Springs

Additional Information

Date Listed September 4th, 2025

Days on Website 38

Days on Market 27

HOA Fees 75

HOA Fees Freq. Annually

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