

# \$570,000 - 5300 Traviston Dr, Austin

MLS® #9333747

**\$570,000**

3 Bedroom, 3.00 Bathroom, 2,143 sqft

Residential on 0.16 Acres

Sweetwater Ranch Sec 2 Village P3B, Austin, TX

Seller offering a 1% rate buy-down for the first year with preferred lender! Better than new, this Sweetwater home combines a premium lot, stylish finishes, and a move-in ready lifestyle you won't find in new construction. Set on an oversized corner lot near a quiet cul-de-sac, the home backs to a greenbelt for privacy and Hill Country views.

Step inside and you'll love the open-concept layout filled with natural light. The kitchen features a large quartz island, crisp cabinetry, and stainless appliances—all overlooking a spacious great room and dining area. A dedicated office or playroom and a convenient powder bath complete the main floor.

Upstairs, the primary suite offers dual closets, a spa-inspired bath, and large windows framing treetop views. Two secondary bedrooms with walk-in closets, a full bath, laundry room, and a versatile bonus space give you flexibility for a second living area, media room, or home office.

The oversized backyard is ready for entertaining, with plenty of space to add a pool or playscape. Living in Sweetwater means access to resort-style amenities: two pools, a fitness center, basketball and sand volleyball courts, a dog park, playgrounds, miles of trails, and year-round community events. Located in acclaimed Lake Travis ISD, and just minutes to Lake Travis, golf, shopping, dining, and an easy drive into downtown Austin.



Built in 2019

**Essential Information**

MLS® #	9333747
Price	\$570,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,143
Acres	0.16
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

View	ParkGreenbelt
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**Community Information**

Address	5300 Traviston Dr
Area	LS
Subdivision	Sweetwater Ranch Sec 2 Village P3B
City	Austin
County	Travis
State	TX
Zip Code	78738

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Dog Park, Playground, Pool, Planned Social Activities, Trails/Paths, Clubhouse, Fitness Center
Parking	Attached, Garage
# of Garages	2

**Interior**

Interior	Carpet, Tile
Appliances	Dishwasher, Built-In Gas Range
Heating	Natural Gas

# of Stories	2
Stories	Two

## Exterior

Exterior Features	None
Lot Description	Corner Lot, Backs to Greenbelt/Park, Cul-De-Sac
Roof	Composition, Shingle
Construction	Brick
Foundation	Slab

## School Information

District	Lake Travis ISD
Elementary	Rough Hollow
Middle	Lake Travis
High	Lake Travis

## Additional Information

Date Listed	July 25th, 2025
Days on Website	82
Days on Market	80
HOA Fees	230
HOA Fees Freq.	Quarterly

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