

# \$1,099,900 - 180 Trickling Brook, Austin

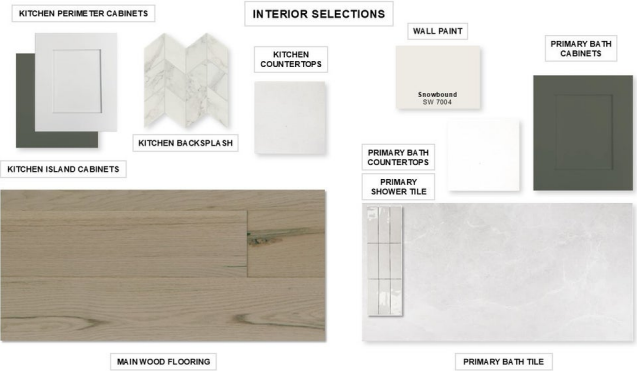
MLS® #9347477

**\$1,099,900**

5 Bedroom, 5.00 Bathroom, 3,917 sqft  
Residential on 0.26 Acres

Parten, Austin, TX

Two-story entry framed by home office with French door entry, formal dining room and a grand circular staircase. Hardwood floors throughout living areas. Formal dining room leads past the butler's pantry to the kitchen area. Spacious two-story family room with 19-foot ceiling, a wood mantel fireplace and a sliding glass door. Island kitchen with built-in seating space, 5-burner gas cooktop and walk-in pantry opens to morning area. Generous primary bedroom with a wall of windows. Primary bath with double door entry has dual vanities, freestanding tub, glass enclosed shower, two large walk-in closets and additional access to the utility room. Private guest suite with walk-in closet and full bathroom just off morning area. Game room with French doors and media room both with 10-foot ceilings, secondary bedrooms and Hollywood bath located upstairs. Extended covered backyard patio. Mud room just off the three-car garage with additional garage bay space.



Built in 2025

## Essential Information

MLS® #	9347477
Price	\$1,099,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	3,917
Acres	0.26
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Water Feature/View

View	ParkGreenbelt,TreesWoods
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### Community Information

Address	180 Trickling Brook
Area	HD
Subdivision	Parten
City	Austin
County	Hays
State	TX
Zip Code	78737

### Amenities

Utilities	Underground Utilities
Features	Clubhouse, Community Mailbox, Playground, Pool, Trails/Paths
Parking	Attached, Garage, Tandem
# of Garages	3
Garages	Garage Door Opener

### Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, ENERGY STAR Qualified Appliances, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Self Cleaning Oven, Tankless Water Heater
Heating	Natural Gas
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Rain Gutters
Lot Description	Backs to Greenbelt/Park, Spr
Roof	Composition
Construction	Brick, Masonry, Stone
Foundation	Slab

**PERRY**  
 HOMES

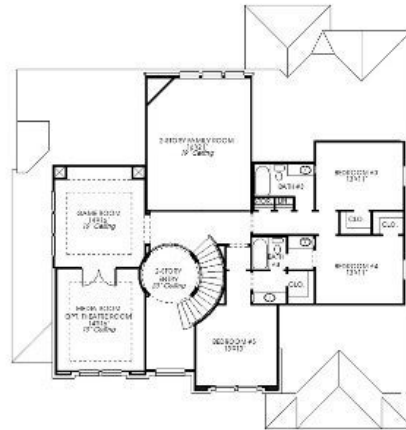
**DESIGN 3917W**  
This home contains approximately 3,917 square feet.\*

### School Information

District	Dripping Springs ISD
Elementary	Cypress Springs
Middle	Sycamore Springs
High	Dripping Springs

### Additional Information

Date Listed	June 24th, 2025
Days on Website	112
Days on Market	104
HOA Fees	225
HOA Fees Freq.	Quarterly



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