

\$925,000 - 9605 Cinnabar Trl, Austin

MLS® #9447985

\$925,000

5 Bedroom, 4.00 Bathroom, 3,341 sqft
Residential on 0.32 Acres

Canyon Creek Sec 17B, Austin, TX

Welcome to this beautiful single-family home nestled in the highly sought-after Canyon Creek neighborhood. Situated in a quiet cul-de-sac on an oversized lot that backs to a tranquil greenbelt, this 5-bedroom, 3.5-bathroom residence also features a dedicated home office offering the perfect blend of comfort, space, and functionality.

Step inside to find freshly painted interiors, refinished mesquite wood floors, and brand-new carpet upstairs. The thoughtful floor plan features a spacious primary suite on the main level, offering privacy and convenience. Upstairs, you'll find four generously sized secondary bedrooms, the office and a large game room, perfect for entertaining or relaxing with family and friends.

The heart of the home opens to a bright and welcoming living space with views of the backyard oasis. Step outside to your private retreat featuring a sparkling pool with a chiller, ideal for staying cool during hot Texas summers.

Located near top-rated schools, parks, and trails, this home combines location and lifestyle in one exceptional package. Don't miss the opportunity to make this Canyon Creek gem your own!

Information is deemed reliable and not guaranteed. Buyer to verify all information.



Built in 1997

Essential Information

MLS® #	9447985
Price	\$925,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,341
Acres	0.32
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract
Has Pool	Yes

Water Feature/View

View	ParkGreenbelt,Hills
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Community Information

Address	9605 Cinnabar Trl
Area	NW
Subdivision	Canyon Creek Sec 17B
City	Austin
County	Travis
State	TX
Zip Code	78726

Amenities

Utilities	Electricity Available, Natural Gas Available, Underground Utilities
Features	Common Grounds/Area, Playground, Park, Pool, Sport Court(s), Sidewalks, Tennis Court(s), Trails/Paths, Curbs
Parking	Garage Faces Front, Detached
# of Garages	2

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Trash Compactor

Heating	Central
# of Fireplaces	1
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters, Exterior Steps
Lot Description	Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Trees Large Size, Trees Medium Size, Backs to Greenbelt/Park
Roof	Composition
Construction	Brick Veneer, Masonry
Foundation	Slab

School Information

District	Round Rock ISD
Elementary	Canyon Creek
Middle	Noel Grisham
High	Westwood

Additional Information

Date Listed	August 1st, 2025
Days on Website	89
Days on Market	60
HOA Fees	345
HOA Fees Freq.	Semi-Annually

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