# \$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.

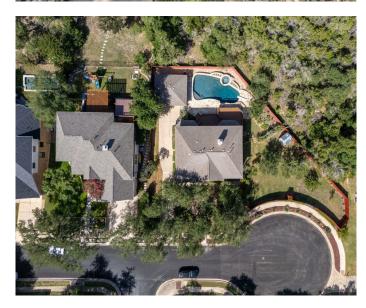
The heart of the home opens to a bright and welcoming living space with views of the backyard oasis. Step outside to your private retreat featuring a sparkling pool with a chiller, ideal for staying cool during hot Texas summers.

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.







### **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

# **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

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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