

# \$379,050 - 17113 Morning Grove Ln, Austin

MLS® #9632282

**\$379,050**

0 Bedroom, 0.00 Bathroom,  
Land / Farm on 0.71 Acres

Madrone Canyon, Austin, TX

Nestled in a pristine canyon in the charming and highly sought-after community of Bee Cave, Madrone Canyon is an exclusive gated enclave of stunning homesites offering an upscale sanctuary within top-rated Lake Travis ISD. Here, the essence of Hill Country living is redefined: roads curve gently, encouraging leisurely strolls, and cul-de-sacs bloom into private coves, forming a vibrant gated community where neighbors gather and discover new lifelong friends. Madrone Canyon owners have the opportunity to either bring a homebuilder for design approval or partner with one of the approved builders to construct their dream home. The community currently features luxury homes built by a selection of some of Austin's most well-known and esteemed firms, including Eppright, Ames Design Build, Sendero Homes, and Matt Sitra Custom Homes. Lot 71A, located at 17113 Morning Grove Lane, is set on .71 acre. Life feels in balance with a harmonious lifestyle that extends beyond the exceptional location and welcoming homes, with eco-friendly trails and a lookout pavilion that beckons exploration and shared moments under the canvas of a star-filled sky. While carefully tucked away, Madrone Canyon effortlessly fuses convenience with the captivating beauty of nature to craft a daily living experience that feels like a perpetual Hill



Country retreat. \*\*SEE ATTACHED EXHIBIT FOR INFORMATION ON MUD LUE & GRINDER PUMP FEE REIMBURSEMENT TO DEVELOPER. ASK AGENT FOR FULL SET OF CONTRACT DOCUMENTS PRIOR TO OFFER.\*\*

### **Essential Information**

|           |                 |
|-----------|-----------------|
| MLS® #    | 9632282         |
| Price     | \$379,050       |
| Bathrooms | 0.00            |
| Acres     | 0.71            |
| Type      | Land / Farm     |
| Sub-Type  | Unimproved Land |
| Status    | Active          |

### **Water Feature/View**

|      |              |
|------|--------------|
| View | Neighborhood |
|------|--------------|

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 17113 Morning Grove Ln |
| Area        | LS                     |
| Subdivision | Madrone Canyon         |
| City        | Austin                 |
| County      | Travis                 |
| State       | TX                     |
| Zip Code    | 78738                  |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Electricity Available, Sewer Available, Water Available |
| Features  | Common Grounds/Area, Curbs, Gated, Park, See Remarks    |

### **Exterior**

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Corner Lot, See Remarks |
|-----------------|-------------------------|

### **School Information**

|            |                        |
|------------|------------------------|
| District   | Lake Travis ISD        |
| Elementary | Bee Cave               |
| Middle     | Bee Cave Middle School |

High

Lake Travis

Additional Information

Date Listed

May 29th, 2025

Days on Website

137

Days on Market

62

HOA Fees

1680

HOA Fees Freq.

Annually

Gated Community

Yes

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