# \$625,000 - 5622 Parade Rdg, Austin

MLS® #9634734

# \$625,000

3 Bedroom, 3.00 Bathroom, 1,994 sqft Residential on 0.09 Acres

Courtyard Ph 06, Austin, TX

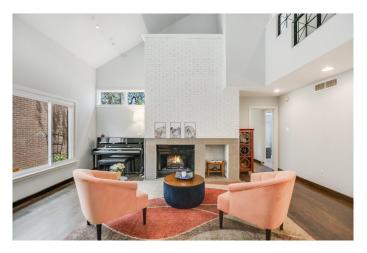
Great lock and leave free-standing home in the Courtyard Subdivision, which features Lake Austin access, playground, day boat docking and more! This brick, 2 story home has soaring living room ceilings, dramatic fireplace, and a great primary suite with spa-bath on the main level. Completing the downstairs is the updated kitchen with great granite counters, stainless appliances, powder bath, the large laundry room and an oversized 2 car garage with plenty of project/storage space. Upstairs are 2 bedrooms, a shared bathroom and a great living space with more storage. Ready for you now with new paint, new carpeting upstairs., 2 year old HVAC downstairs. The Courtyard has a terrific private tennis/swim club just a minute away! This HOA community has family friendly events during the year and is very convenient to shopping, Austin Country Club, great restaurants and grocery stores along the Loop and is not far from The Arboretum and the Domain.

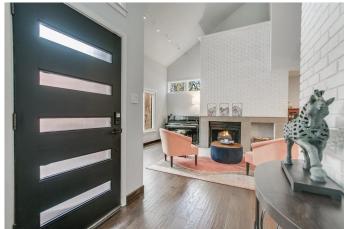


#### **Essential Information**

MLS® # 9634734 Price \$625.000

Bedrooms 3
Bathrooms 3.00
Full Baths 2







Half Baths 1

Square Footage 1,994 Acres 0.09

Year Built 1985

Type Residential

Sub-Type Single Family Residence

Status Active

### Water Feature/View

View None

# **Community Information**

Address 5622 Parade Rdg

Area 1B

Subdivision Courtyard Ph 06

City Austin
County Travis
State TX
Zip Code 78731

## **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Available

Features Common Grounds/Area, Lake, Playground, Park, Curbs

Parking Attached, Door-Single, Garage, Kitchen Level, Garage Faces Rear

# of Garages 2

#### Interior

Interior Carpet, Tile, Wood

Appliances Built-In Electric Range, Dishwasher, Disposal

Heating Central

# of Fireplaces 1

Fireplaces Living Room, Masonry

# of Stories 2
Stories Two

#### **Exterior**

Exterior Features No Exterior Steps

Lot Description Cul-De-Sac, Level, Moderate Trees, Zero Lot Line

Roof Composition, Shingle

Construction Brick, Wood Siding

Foundation Slab

#### **School Information**

District Austin ISD

Elementary Highland Park

Middle Lamar (Austin ISD)

High McCallum

#### **Additional Information**

Date Listed April 24th, 2025

Days on Website 186
Days on Market 186
HOA Fees 30

HOA Fees Freq. Monthly

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