

\$650,000 - 17409 Auburn Vista Cv, Austin

MLS® #9662312

\$650,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 1.25 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 32A, located at 17409 Auburn Vista Cove, is set on 1.25 acres, making it one of the larger offerings in the community. Located at the end of a private cul-de-sac, Lot 32A features some of the best views within the community and overlooks the serene Hill Country landscape beyond. 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® #	9662312
Price	\$650,000
Bathrooms	0.00
Acres	1.25
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Canyon,Hills,TreesWoods
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Community Information

Address	17409 Auburn Vista Cv
Area	LS
Subdivision	Madrone Canyon
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Electricity Available, Natural Gas Available, Sewer Available, Water Available
Features	Community Mailbox, Curbs, Gated, Park, Trails/Paths

Exterior

Lot Description	Cul-De-Sac, Gentle Sloping, Native Plants, Private, Many Trees, See Remarks, Views
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School Information

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis

Additional Information

Date Listed	January 17th, 2025
Days on Website	292
Days on Market	194
HOA Fees	1680
HOA Fees Freq.	Annually
Gated Community	Yes

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