

\$385,000 - 1707 Spyglass Dr 74, Austin

MLS® #9721732

\$385,000

2 Bedroom, 2.00 Bathroom, 1,232 sqft
Residential on 0.13 Acres

Habidad Condo Amd, Austin, TX

Live overlooking Barton Creek Greenbelt, enjoy the wooded view and beautiful skyline! Walkable to the Spyglass Trailhead at Barton Creek Preserve, Taco Deli for yummy tacos, Rosy's Grocer & Coffee and the Capital Metro Bus Stop at Spyglass & Barton Skyway. This contemporary condo has a sleek updated kitchen with granite countertops, stainless steel appliances, pantry cabinets and the stackable laundry area is tucked away in the corner. The living room has high ceilings, filled with natural light, gas-log fireplace and sliding glass door to the back private terrace. Wood-look laminate and ceramic tile floors throughout. The spacious primary suite has its own sliding glass door to the private terrace, walk-in closet, ensuite bathroom with a granite double vanity and white tiled tub/shower. The guest bedroom is off the front foyer with a private entrance to the hall bathroom and a custom tiled shower. A peaceful retreat awaits you on the back terrace to enjoy the treetop view. This 1 story unit has a ground level entrance and storage closet located on the back terrace. The detached one car garage is to the left of the front door for parking and additional storage. The roof was replaced in 2023. The exterior repair and painting project is scheduled to begin around Nov/Dec this year. The new look will be amazing! In the coveted Eanes School District, there's a school bus stop just outside the exit gate. Perfect property for investment rental or live the dream location yourself. Short distance for



Uber rides to evenings downtown, ACL Festival, concerts and other fun events. Habidad is a gated community located just off Mopac/Loop 1 -- approximately 2 miles to Barton Springs Pool/Zilker Park, within 6 miles to downtown Austin & UT and about 12 miles to the airport.

Built in 1981

Essential Information

MLS® #	9721732
Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Condominium
Status	Active
Has Pool	Yes

Water Feature/View

View	ParkGreenbelt,TreesWoods
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Community Information

Address	1707 Spyglass Dr 74
Area	8E
Subdivision	Habidad Condo Amd
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
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Features	Common Grounds/Area, Community Mailbox, Gated, Pool, Curbs
Parking	Detached, Garage, Parking Lot
# of Garages	1
Garages	Garage Door Opener

Interior

Interior	Laminate, Stone, Tile
Appliances	Built-In Electric Range, Dryer, Washer/Dryer Stacked, Dishwasher, Electric Water Heater, Free-Standing Refrigerator, Disposal, Range Hood, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s), Natural Gas
# of Fireplaces	1
Fireplaces	Gas Log, Gas Starter, Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Private Entrance, Uncovered Courtyard
Lot Description	Sloped Down, Backs to Greenbelt/Park, Native Plants, Near Public Transit, Many Trees, Trees Large Size
Roof	Metal
Construction	Stucco
Foundation	Pillar/Post/Pier, Slab

School Information

District	Eanes ISD
Elementary	Cedar Creek (Eanes ISD)
Middle	Hill Country
High	Westlake

Additional Information

Date Listed	March 4th, 2025
Days on Website	242
Days on Market	221
HOA Fees	625
HOA Fees Freq.	Monthly
Gated Community	Yes

Property Listed by: Compass RE Texas, LLC
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