

\$469,900 - 1006 Savanna Ln, Cedar Park

MLS® #9867701

\$469,900

4 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.19 Acres

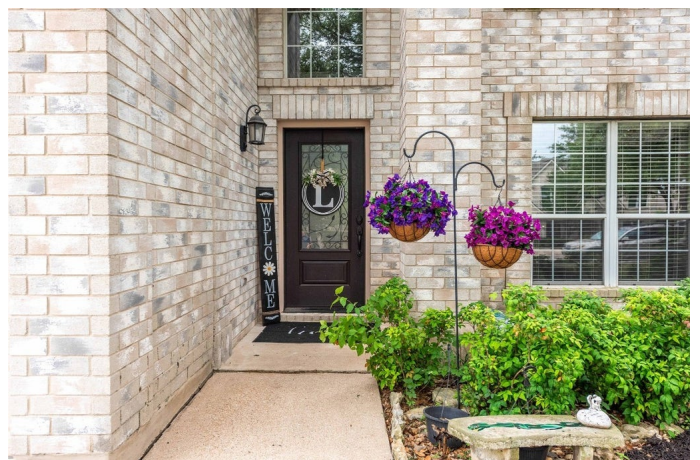
Forest Oaks Sec 2, Cedar Park, TX

Welcome to this spacious and versatile 4-bedroom, 2.5-bath home—nestled in the sought-after Forest Oaks community in Cedar Park. With a roof replaced in 2024, a hot water heater in 2021, and an HVAC system updated in 2019, this home offers peace of mind—plus fresh paint throughout and newly installed carpet in the bedrooms and upstairs make it truly move-in ready.

Three generous living areas provide plenty of space to relax, play, or entertain—including a game room and a dedicated media room upstairs. One of these upstairs living spaces is a true flex room that can easily be converted into a 5th bedroom, giving you even more versatility to fit your needs.

The open-concept kitchen flows seamlessly into the family room, offering both bar seating and a cozy breakfast nook. Step outside and imagine grilling on the back patio, sipping your morning coffee while watching TV, or transforming the expansive backyard into your dream retreat. Whether you envision a lush garden, a sparkling swimming pool, or both, there's ample room to bring your vision to life. The level lot and driveway add everyday convenience that stands out in the neighborhood.

Forest Oaks residents enjoy access to two community pools, three playscapes, a basketball court, a community center, and scenic hike-and-bike trails—with direct access to the Cedar Park trail system. Ideally



situated with easy access to 183A, 45, 130, and other major thoroughfares, commuting is a breeze. Shopping, dining, and everyday essentials are all just minutes away. Located in the highly rated Leander ISD, this home feeds to Cox Elementary, Artie Henry Middle School, and Vista Ridge High School. Don't miss your chance to make this incredible home your own in one of Cedar Park's most desirable neighborhoods!

Built in 1998

Essential Information

MLS® #	9867701
Price	\$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,392
Acres	0.19
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Neighborhood
------	--------------

Community Information

Address	1006 Savanna Ln
Area	CLS
Subdivision	Forest Oaks Sec 2
City	Cedar Park
County	Williamson
State	TX
Zip Code	78613

Amenities

Utilities	Electricity Connected, Sewer Connected, Natural Gas Connected, Water Connected
Features	Clubhouse, Community Mailbox, Curbs, Playground, Park, Pool, Trails/Paths, Street Lights
Parking	Attached, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Central, Natural Gas, Ceiling, Fireplace(s)
# of Fireplaces	1
Fireplaces	Family Room, Gas, Wood Burning, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, No Exterior Steps
Lot Description	Back Yard, Front Yard, Interior Lot, Trees Large Size, City Lot, Level
Roof	Composition, Shingle
Construction	Brick, Wood Siding
Foundation	Slab

School Information

District	Leander ISD
Elementary	Charlotte Cox
Middle	Artie L Henry
High	Vista Ridge

Additional Information

Date Listed	May 16th, 2025
Days on Website	170
Days on Market	167
HOA Fees	45
HOA Fees Freq.	Monthly

Property Listed by: Keller Williams RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November

2nd, 2025 at 7:16pm CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.