

# \$1,089,444 - 305 Katie Drive, Austin

MLS® #2588016

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## \$1,089,444

3 Bedroom, 4.00 Bathroom, 3,587 sqft  
Residential on 0.29 Acres

Reunion Ranch Ph 2 Sec 2, Austin, TX

The Ridge at Reunion Ranch is Austin's™s HOT SPOT! Located in 78737, just 30 minutes to ABIA, 20 minutes to downtown Austin and 15 to downtown Dripping Springs-this location is the best of city and small-town charm. Enjoy nature and the outdoors with hike and bike trails, rolling terrain, a wet creek, and world class amenity with park/pool/pavilion. This sprawling single story is EVERYTHING! From the moment you arrive. Impressive curb appeal to the sunset overlooking the hill-THIS is it! You will be greeted by a large courtyard great for morning coffee, lounging and entertaining. Open concept floor plan is anchored by a large great room with dual sided fireplace. Living is open to formal dining, kitchen and eating area-all outlined by expansive windows. Kitchen: large island, massive storage, creative/functional organization, drop zone, modern-transitional fit & finish. Primary suite is huge and has miles long views of greenspace and rolling hills. Bath offers large walk-in shower, corner tub, double vanities, and large walk-in closet with custom shelving. Secondary bedrooms, Jack and Jill. The most unique feature is an "Everything Room", a large utility/storage/craft/exercise/flex space. Home office is secluded and enclosed. Home has been meticulously maintained. Huge covered patio with outdoor kitchen. Build the pool of your dreams and enjoy the miles wide view, stunning sunset and green space! SINGLE STORY, GREENBELT ON THE RIDGE! Water



softener and reverse osmosis systems are excluded from sale. Buyer/buyers agent to verify all listing details.

Built in 2016

### Essential Information

ListingFeed	abor_vow
MLS® #	2588016
List Price	\$1,089,444
Sale Price	\$1,125,000
Sale Date	May 31st, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,587
Acres	0.29
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	305 Katie Drive
Subdivision	Reunion Ranch Ph 2 Sec 2
City	Austin
County	Hays
State	TX
Zip Code	78737

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Sewer Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Playground, Pool, Sport Court(s), Trails/Paths
Parking	Garage
# of Garages	3
View	Park/Greenbelt, Hills, Panoramic

Waterfront None

### **Interior**

Interior Carpet, Tile

Appliances Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Dining Room, Family Room

# of Stories 1

Stories One

### **Exterior**

Exterior Features No Exterior Steps, Private Yard, Rain Gutters

Lot Description Backs to Greenbelt/Park, Private, Sprinklers Automatic, Trees Small Size

Windows Window Treatments

Roof Shingle

Construction Masonry, Stone, Stucco

Foundation Slab

### **School Information**

District Dripping Springs ISD

Elementary Cypress Springs

Middle Sycamore Springs

High Dripping Springs