

# \$1,125,000 - 1705 Parten Ranch Parkway, Austin

MLS® #9420103

---

## \$1,125,000

4 Bedroom, 5.00 Bathroom, 3,736 sqft  
Residential on 1.92 Acres

Parten Ranch Ph 2, Austin, TX

SELLER TO OFFER A \$25,000 ALLOWANCE FOR UPDATES/CHANGES TO HOME FEATURES WITH AN ACCEPTABLE OFFER!! This AMAZING home has too many upgrades to list!! ~ Stunning newly built ONE-story home on +/- 1.923 acres in beautiful Parten Ranch ~ HUGE low maintenance backyard that is fully fenced ~ Be the first to live in this gorgeous home ~ 4 bedrooms plus an office/study and 4.5 baths ~ The owner did an amazing job with the tasteful selections and upgrades galore throughout this gorgeous home ~ Ceramic tile floors throughout ~ 4 car garage with extra storage area in attached/main garage ~ 17-foot wide driveway with additional parking ~ Gourmet kitchen with stainless steel appliances including 3 high-tech ovens, 6 burner gas cooktop & built-in microwave ~ Built-In double ovens include convection and air fry modes ~ HUGE kitchen pantry ~ High ceilings throughout ~ Expansive game room and media room ~ Front & back yard automatic sprinkler system ~ Soaking tub in primary bathroom ~ Large utility room with sink and cabinets ~ 4 sides masonry ~ 2 tankless water heaters ~ Low HOA Dues ~ Low maintenance backyard with 35â€™™ of sod and the remaining backyard being natural, easy-care landscaping ~ Covered back patio is ready for the ultimate outdoor kitchen with TV electrical outlet and gas supply line for your BBQ grill ~ Subdivision amenities will include a community swimming pool, park, hike and bike



trails, picnic areas ~ Parten Ranch is just minutes away from downtown Austin, Dripping Springs, Seton Southwest Hospital, wineries and distilleries!

Built in 2022

### Essential Information

ListingFeed	abor_vow
MLS® #	9420103
List Price	\$1,125,000
Sale Price	\$1,100,000
Sale Date	September 30th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,736
Acres	1.92
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1705 Parten Ranch Parkway
Subdivision	Parten Ranch Ph 2
City	Austin
County	Hays
State	TX
Zip Code	78737

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Features	Park, Pool, Trails/Paths
Parking	Additional Parking, Concrete, Door-Multi, Driveway, Garage, Kitchen Level, Oversized, Garage Faces Side
# of Garages	4
Garages	Garage Door Opener

View Trees/Woods

Waterfront None

### **Interior**

Interior Tile

Appliances Built-In Oven, Convection Oven, Cooktop, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s), Tankless Water Heater

Heating Central, Natural Gas

Cooling Central Air, Electric

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Family Room, Gas Log

# of Stories 1

Stories One

### **Exterior**

Exterior Features Private Yard, Rain Gutters

Lot Description Back Yard, Level, Private, Many Trees, Sprinklers Automatic

Windows Double Pane Windows

Roof Composition

Construction Brick Veneer, Masonry, Stone Veneer

Foundation Slab

### **School Information**

District Dripping Springs ISD

Elementary Cypress Springs

Middle Sycamore Springs

High Dripping Springs