

\$499,000 - 2669 Gate Ridge Drive, Austin

MLS® #551968

\$499,000

3 Bedroom, 3.00 Bathroom, 1,822 sqft
Residential on 0.17 Acres

Southland Oaks Sec 04 Ph B, Austin, Texas

Welcome to this meticulously maintained single-owner home in the desirable Shady Hollow area of southwest Austin. Ideally situated on a corner lot within walking distance of the highly-sought Baranoff Elementary and numerous trails and parks, this home offers an outstanding location for families and outdoor enthusiasts alike.

A 200-sf sunroom with a heat/AC wall unit was added in 2002, providing additional living space not included in the home's official square footage.

Recent updates include a new roof and tankless gas water heater (both installed in 2024). Both HVAC systems were replaced within the past five years. The foundation was leveled in 2022 and comes with a transferable warranty, ensuring long-term peace of mind. The electrical box was rejuvenated in 2024 with all new circuit breakers, all new GFCI outlets, and a whole home surge protector. Luxury vinyl plank was installed throughout the main level in 2024, and the interior has been recently painted. Plantation shutters throughout provide a touch of elegance and privacy.

The kitchen features a double oven range, under-cabinet lighting, and a refrigerator that conveys with the sale. A recent high-end washer and dryer finish out the appliance set. The oversized 494-square-foot garage is equipped with built-in storage cabinets, and the automated sprinkler system and full gutters ensure easy exterior maintenance. Enjoy the



shade and beauty of mature pecan, elm, and live oak trees in the well-manicured yard. Residents of this community enjoy access to a private community swimming pool, amenity center and park with covered playscape. Don't miss the opportunity to own this exceptional home in the Villages of Shady Hollow.

Built in 1998

Essential Information

MLS® #	551968
Price	\$499,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,822
Acres	0.17
Year Built	1998
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

Community Information

Address	2669 Gate Ridge Drive
Subdivision	Southland Oaks Sec 04 Ph B
City	Austin
County	Travis
State	Texas
Zip Code	78748

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available
Features	Clubhouse, Playground, Park, Trails/Paths, Community Pool, Curbs, Sidewalks

Parking	Attached, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	None

Interior

Interior	Laminate, Tile, Vinyl
Appliances	Double Oven, Dryer, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Tankless Water Heater, Washer, Some Gas Appliances
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Patio, Private Yard, Rain Gutters, Storage
Windows	Plantation Shutters, Window Treatments
Roof	Composition, Shingle
Construction	Brick, HardiPlank Type
Foundation	Slab

School Information

District	Austin ISD
Elementary	Baranoff Elementary School
Middle	Bailey Middle School
High	Bowie High School

Additional Information

Date Listed	July 25th, 2024
Days on Market	14
HOA Fees	125
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	Seven Springs Real Estate
----------------	---------------------------

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use,

and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.