

# \$440,000 - 9009 Villa Norte Drive Vh12, Austin

MLS® #6351404

---

## \$440,000

4 Bedroom, 3.00 Bathroom, 2,761 sqft  
Residential on 0 Acres

Versante Canyon Homes Condo, Austin, TX

Instant Equity! Reduced \$8k below recent appraisal! This Versante Canyon stunner, conveniently located off Ranch Road 620 N, is a retreat from the hustle and bustle, yet close to the action. Boasting incredible community amenities, this meticulously maintained 4 bedroom 3 bath home has a great easy living floor plan w/1st floor master, beautiful wood floors & an open kitchen w/natural granite & dark wood cabinets giving this house a classy, modern yet timeless feel. Guest Accommodations: Yes Sprinkler Sys:Yes



Built in 2012

## Essential Information

MLS® #	6351404
Price	\$440,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,761
Acres	0.24
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	9009 Villa Norte Drive Vh12
Subdivision	Versante Canyon Homes Condo

City	Austin
County	Travis
State	TX
Zip Code	78726

## Amenities

Utilities	Underground Utilities
Features	Common Grounds/Area, Clubhouse, Fitness Center, Game Room, Gated, Kitchen Facilities, Pool, Curbs
Parking	Attached, Garage Faces Front, Garage, Garage Door Opener, See Remarks
# of Garages	2
Garages	Garage Door Opener
View	None
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Gas Cooktop, Disposal, Microwave
Heating	Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	No Exterior Steps
Lot Description	Sprinklers Automatic, Sprinklers Multiple Locations, See Remarks
Roof	Tile
Construction	Stone Veneer, Stucco
Foundation	Slab

## School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift

## Listing Details

Listing Office

Broker Network Realty, Inc.

Property Listed by: Broker Network Realty, Inc. The 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 May 19th, 2024 at 1:03pm CDT. 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.