

# \$319,000 - 1305 Catlin Cove, Leander

MLS® #9647747

## \$319,000

4 Bedroom, 2.00 Bathroom, 1,682 sqft  
Residential on 0.17 Acres

Block House Creek Ph D Sec 03, Leander, TX

**PRICED TO SELL AND PRICED BELOW MARKET!** This charming single-story residence boasts four spacious bedrooms, with living space that is open to the dining and kitchen areas and is perfect for anyone seeking ample living space. Nestled in a quiet cul-de-sac, the property offers serene living with the added benefit of large shade trees, providing a peaceful and private outdoor oasis.

Enjoy the convenience of being surrounded by multiple parks, pools, and walking trails, making it easy to stay active and enjoy the natural beauty of the area. Just minutes away, you'll find a variety of amenities, including shops and dining options, ensuring that everything you need is within reach.

Built in 2002

## Essential Information

MLS® #	9647747
Price	\$319,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,682
Acres	0.17
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence



Status Active

### Community Information

Address 1305 Catlin Cove  
Area CLN  
Subdivision Block House Creek Ph D Sec 03  
City Leander  
County Williamson  
State TX  
Zip Code 78641

### Amenities

Utilities Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Available, Water Connected  
Features Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Curbs, Dog Park, Playground, Park, Pool, Sidewalks, Tennis Court(s)  
Parking Driveway, Garage Faces Front, Garage  
Garage Spaces 2  
View None  
Waterfront None

### Interior

Interior Carpet, Laminate, Tile, Wood  
Appliances Dishwasher, Disposal, Gas Oven, Gas Range, Ice Maker, Microwave, Plumbed For Ice Maker, Refrigerator  
Heating Central, Natural Gas  
# of Stories 1  
Stories One

### Exterior

Exterior Features Private Yard  
Lot Description Cul-De-Sac, Front Yard, Trees Medium Size  
Roof Composition, Shingle  
Construction Brick, HardiPlank Type, Masonry  
Foundation Slab

### School Information

District Leander ISD  
Elementary Block House

Middle	Knox Wiley
High	Rouse

### **Additional Information**

Date Listed	May 30th, 2024
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Days on Market	70
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