

# \$443,260 - 2705 Sage Ranch Drive 31, Leander

MLS® #1176806

## \$443,260

3 Bedroom, 2.00 Bathroom, 1,931 sqft  
Residential on 0.12 Acres

Deerbrooke Cottages, Leander, TX

Trash and recycling included in HOA dues. Chesmar Home's Adalynn floor plan is a beloved choice, featuring stunning vaulted A-frame ceilings in the family room that flow beautifully into a spacious outdoor living area. This charming single-story home is completed and ready to move in, offering 3 bedrooms and 2 bathrooms—ideal for your family! Each bedroom includes large closets, and the primary bedroom features a lovely tray ceiling. The open kitchen and dining space create a warm atmosphere for conversation and quality time with family and friends. The home is enhanced with wood-look tile flooring in the main living areas and elegant quartz countertops throughout. It's the perfect canvas for your family's personal style, ready to transform into a true home. If you have any questions or would like to schedule a tour of this wonderful home, please reach out!

PROPERTY IS IN A PID

Purchase this stunning home at the BASE price! All options and upgrades included in the price!



Built in 2023

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 1176806   |
| Price     | \$443,260 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |

|                |                         |
|----------------|-------------------------|
| Full Baths     | 2                       |
| Square Footage | 1,931                   |
| Acres          | 0.12                    |
| Year Built     | 2023                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 2705 Sage Ranch Drive 31 |
| Area        | CLN                      |
| Subdivision | Deerbrooke Cottages      |
| City        | Leander                  |
| County      | Williamson               |
| State       | TX                       |
| Zip Code    | 78641                    |

### **Amenities**

|               |   |
|---------------|---|
| Utilities     | Electricity Available, Underground Utilities, Water Available |
| Features      | Clubhouse, Playground, Park, Pool, Trails/Paths, Curbs        |
| Parking       | Attached, Garage, Driveway                                    |
| Garage Spaces | 2   |
| View          | Park/Greenbelt  |
| Waterfront    | None  |

### **Interior**

|              |   |
|--------------|---|
| Interior     | Carpet, Tile  |
| Appliances   | Built-In Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Disposal, Microwave, Oven, Stainless Steel Appliance(s) |
| Heating      | Central, ENERGY STAR Qualified Equipment  |
| # of Stories | 1   |
| Stories      | One   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Lighting, Private Yard                      |
| Lot Description   | Back Yard, Front Yard, Sprinklers Automatic |
| Roof              | Composition                                 |
| Construction      | Brick, Frame, Masonry, Concrete             |
| Foundation        | Slab  |

## **School Information**

|            |             |
|------------|-------------|
| District   | Leander ISD |
| Elementary | Hisle       |
| Middle     | Danielson   |
| High       | Glenn       |

## **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 3rd, 2023 |
| Days on Market | 407                |

## **Listing Details**

|                |               |
|----------------|---------------|
| Listing Office | Chesmar Homes |
|----------------|---------------|

Property Listed by: Chesmar Homes  
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