

# \$685,000 - 3305 Catalina Ranch Road, Leander

MLS® #8947712

## \$685,000

4 Bedroom, 3.00 Bathroom, 2,357 sqft  
Residential on 0.17 Acres

Catalina Ranch, Leander, TX

Gorgeous single-story home in highly sought out Catalina Ranch! A very gently lived in home that offers 4 bedrooms, 3 full bathrooms, an amazing open floorplan that is very inviting. Wood like ceramic tile throughout the main areas with carpet in the bedrooms. The 8â€™™ doors and 12â€™™ ceilings gives this home a grand feel. The kitchen has oversized cabinets, granite countertops and an over-sized island that is perfect for entertaining. Full home Hunter Douglas window coverings, owned water softener system, irrigation system, Nest Thermostat and exterior security cameras will all convey with the home. Solar panels are owned and warranty will transfer with ownership. Great Leander ISD schools and convenient to 183A & 1431. This home is a must see!!

Built in 2016

## Essential Information

MLS® #	8947712
Price	\$685,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,357
Acres	0.17
Year Built	2016
Type	Residential



Sub-Type Single Family Residence  
Status Active

### Community Information

Address 3305 Catalina Ranch Road  
Area CLN  
Subdivision Catalina Ranch  
City Leander  
County Williamson  
State TX  
Zip Code 78641

### Amenities

Utilities Cable Available, Natural Gas Connected, High Speed Internet Available, Underground Utilities, Water Available  
Features Community Mailbox, Playground, Curbs  
Parking Garage, Garage Door Opener, Garage Faces Front  
Garage Spaces 3  
Garages Garage Door Opener  
Waterfront None

### Interior

Interior Carpet, Tile  
Appliances Convection Oven, Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Water Softener Owned, Stainless Steel Appliance(s), Washer, Electric Oven, Range Hood  
Heating Central  
# of Stories 1  
Stories One

### Exterior

Exterior Features Rain Gutters, Lighting  
Lot Description Front Yard, Backs to Greenbelt/Park, Sprinklers In Front, Trees Medium Size, Sprinklers In Rear  
Roof Shingle  
Construction Brick, Masonry  
Foundation Slab

### School Information

District	Leander ISD
Elementary	Akin
Middle	Stiles
High	Rouse

### **Additional Information**

Date Listed	June 9th, 2022
Days on Market	16

### **Listing Details**

Listing Office	Spyglass Realty
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Property Listed by: Spyglass Realty  
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