



THE GROOVE REALTY



9015 CATTLE BARON PATH #2003, AUSTIN TX 78747



ABOUT THIS PROPERTY:

- Ultra-low tax rate of approximately 1.7% means you have a lower payment than the vast majority of comparable homes.
- Like-new townhome in Austin's ultra-hip Goodnight Ranch.
- 2023 ABJ winner of Austin's best master-planned community
- With easy commutes to downtown Austin, Tesla, Austin Bergstrom Airport, IH35, Toll 45, and Toll 130.
- Lock and leave lifestyle, great community amenities, attached oversized 2-car garage, private veranda off master bedroom, and private fenced yard.
- Goodnight Ranch amenities include 3 miles of trails, community ponds, pocket parks, and a pool, with Creek Metropolitan Park and McKinney Falls State Park very nearby.
- Priced very competitively and over \$75k below tax appraised value and by far one of the lowest tax rates in the entire Austin area at just over 1.7%.

ADDITIONAL FEATURES:

- ☑ Very quiet and well insulated for superb.

ENERGY EFFICIENCY:

- ☑ R-20 batt insulation in 2x6 exterior walls, R-22 in the sloped ceiling area, R-38 batt insulation in attic; Front gutters; ThermaTru designer entry door; Low voltage wiring includes 2 RG6 and 2 CAT5e lines.

KITCHEN FEATURES:

- ☑ 3cm granite kitchen countertop with full subway tile backsplash, stainless steel appliances with fridge included, 50/50 stainless steel sink.

ENERGY FEATURES:

- ☑ Low E-SC vinyl windows, insulated glass, 16 SEER High-Efficiency Puron zoned heating/cooling system, tankless water heater, elongated and water-conserving commodes, fire-rated 5/8" sheetrock on all ceilings, Radiant barrier decking for cooler attic space and lower cooling costs.



MEGHAN MATTA | BROKER / OWNER

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