

"PROPERTY LISTING AGREEMENT\n\nDate: November 9, 2025\nDocument Reference: PLA-2025-0847\n\nThis document certifies the following property details:\n\nThe residential property located at 1247 Oak Ridge Drive, Austin, Texas 78701 is currently FOR SALE. The property is a beautiful 4-bedroom, 2.5-bathroom home situated on 0.35 acres of premium land. The main residence encompasses 2,850 square feet of living space, featuring modern amenities and updated finishes throughout. The asking price for this exceptional property is \$575,000.\n\nProperty Specifications:\n- Location: Austin, Texas, Zip Code 78701\n- Building Status: For Sale\n- Total Land Size: 0.35 acres\n- Living Space: 2,850 square feet\n- Bedrooms: 4\n- Bathrooms: 2.5\n- Price: \$575,000\n\nProperty Description:\nThis stunning home was built in 1998 and has been meticulously maintained throughout the years. The property features a modern kitchen with granite countertops, stainless steel appliances, and ample cabinet storage. The master suite includes an ensuite bathroom with a walk-in shower and double vanity. Three additional spacious bedrooms provide flexibility for family needs, guest accommodations, or home office space. The property boasts hardwood flooring throughout the main living areas, complemented by plush carpeting in the bedrooms.\n\nOutdoor Features:\nThe expansive lot includes mature landscaping with native Texas trees, a well-maintained lawn, and a covered patio area ideal for outdoor entertaining. A two-car garage provides secure vehicle storage and additional storage space. The property also features a sprinkler system for convenient lawn maintenance.\n\nLocation & Community:\nSituated in one of Austin's most sought-after neighborhoods, this property offers convenient access to top-rated schools, shopping, dining, and entertainment venues. The area is known for its strong sense of community, tree-lined streets, and well-maintained homes. Public transportation options are readily available, and the property is within a short drive of downtown Austin.\n\nAdditional Information:\nThe home passed a comprehensive home inspection and has all utilities in working order. Recent upgrades include a new HVAC system installed in 2023 and updated electrical wiring. The property is eligible for financing through conventional, FHA, and VA loan programs.\n\nThis property represents an excellent investment opportunity in a desirable neighborhood with strong appreciation potential. Serious inquiries are encouraged.",