

\$514,900 - 6602 Cat Creek Trail, Austin

MLS® #7494467

\$514,900

2 Bedroom, 2.00 Bathroom, 1,250 sqft

Residential on 0.18 Acres

North Cat Mountain, Austin, TX

Tucked away in the heart of North Cat Mountain in one of the most popular zip codes, this Austin home blends charm, privacy, and personality in all the right ways. From the moment you enter through the beautifully landscaped courtyard, you™ll feel the calm of mature trees and the natural serenity that defines this neighborhood. Step inside to high ceilings and an open living space filled with light. The galley-style kitchen offers generous storage, granite countertops, and stainless steel appliances, perfect for those who love to cook and entertain. Upstairs, the primary suite features a full bath, walk-in closet, and windows that frame the lush surroundings. A bonus “half room” upstairs adds extra flexibility, complete with a built-in reading nook, closets, and courtyard views. The private deck and backyard make the perfect spot for morning coffee, yoga, or evening unwinding among the trees. Recent upgrades include a brand new HVAC system, upgraded tankless water heater, extensive landscaping with drip irrigation, new fencing, a Nest thermostat, and modern paint and fixture updates throughout. Living here means being surrounded by nature while still having every convenience just minutes away, coffee shops, groceries, restaurants, schools, and parks all off Far West Boulevard. Spend weekends exploring Bull Creek, Turkey Creek Trail, Pennybacker Bridge, or Emma Long Park, all just around the corner. This home captures everything people love about Austin, creative,



connected, and quietly tucked into the trees. This home is one half of a two-unit condo regime, with no HOA fees and ownership of the land included! Enjoy the freedom to make it your own while adhering to City of Austin codes and the condo deed restrictions.

Built in 1983

Essential Information

MLS® #	7494467
Price	\$514,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	0.18
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	6602 Cat Creek Trail
Area	1A
Subdivision	North Cat Mountain
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Playground, Curbs
Parking	Off Street, Aggregate
View	Hills, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Built-In Gas Range, Dryer, Dishwasher, Disposal, Microwave, Refrigerator, Range Hood, Tankless Water Heater
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Lighting, Private Yard, Arbor
Lot Description	Alley, Sprinklers In Front, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Medium Size, Sprinklers Partial
Roof	Composition
Construction	Cedar, Frame, Stone Veneer, Vinyl Siding
Foundation	Slab

School Information

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson

Additional Information

Date Listed	October 16th, 2025
Days on Market	18

Listing Details

Listing Office	Compass RE Texas, LLC
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