

\$415,000 - 2508 Tumbling River Drive, Leander

MLS® #9096917

\$415,000

3 Bedroom, 2.00 Bathroom, 2,150 sqft

Residential on 0.18 Acres

Lakeline Ranch Sub, Leander, TX

Welcome to 2508 Tumbling River Drive, a beautifully maintained single-story home located in the highly sought-after Lakeline Ranch community of Leander. This charming residence combines comfort, style, and functionality with thoughtful upgrades throughout.

Step inside to discover warm wood floors that flow seamlessly through the entire home, creating an inviting and cohesive feel. The open-concept living and dining areas offer abundant natural light, perfect for entertaining or relaxing with family.

The spacious kitchen is a cook's delight — featuring beautiful Corian countertops, ample cabinetry, a breakfast bar, and a tile backsplash. It's the perfect balance of design and practicality for everyday living.

The primary suite provides a peaceful retreat with a walk-in closet and private bath, while two additional bedrooms offer flexibility for guests, an office, or hobbies.

Step outside and enjoy your very own backyard oasis — a lush, garden-style landscape designed for relaxation and outdoor enjoyment. The mature greenery, manicured beds, and tranquil setting make it the ideal spot for morning coffee or evening gatherings.

Located in a quiet neighborhood close to



shopping, dining, and top-rated Leander ISD schools, this home offers both serenity and convenience.

Built in 2005

Essential Information

MLS® #	9096917
Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,150
Acres	0.18
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2508 Tumbling River Drive
Area	CLN
Subdivision	Lakeline Ranch Sub
City	Leander
County	Williamson
State	TX
Zip Code	78641

Amenities

Utilities	Cable Connected, Electricity Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Playground, Park, Pool
Parking	Driveway, Garage Faces Front, Garage, Garage Door Opener
Garage Spaces	2
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Wood
Appliances	Built-In Electric Oven, Dryer, Dishwasher, Disposal
Heating	Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Back Yard, Landscaped
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Leander ISD
Elementary	William J Winkley
Middle	Running Brushy
High	Leander High

Additional Information

Date Listed	October 16th, 2025
Days on Market	20

Listing Details

Listing Office	Rundog Real Estate Group
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