



For Sale on Market

**\$525,000**

Call 7138840322 Today!

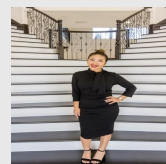
## 1738 ROWDY LOOP #14, LEANDER, TX 78641

2 BEDS, 2 FULL & 1 HALF BATH(S)

Beautiful, elegant, light-filled home in the gated community of Cottages at Crystal Falls, offering scenic, forever views and exceptional privacy. A wall of windows on the main level fills the home with natural light and offers stunning hill country views, creating a serene, treehouse-like ambiance. Relax on the spacious 16'x14' patio, complete with dual-side access to the backyard, and enjoy the peaceful open green space behind the home that is often visited by grazing deer. This thoughtfully designed home features a versatile floor plan ideal for both quiet living and entertaining. The main level includes a spacious primary suite with hill country views, a large bathroom and walk-in shower, a secondary bedroom with an adjacent full bath, and an open-concept living area that flows seamlessly into the kitchen and dining space. The upgraded kitchen boasts a long island, convenient trash drawer, and a mix of drawers and cabinetry for enhanced functionality. Upstairs, you'll find an additional living area perfect for relaxing or watching TV, a half bathroom, a flex space for a home office or workout area, and an air-conditioned 6'x6' storage closet with built-in shelving. The home also features customized storage throughout, including enhanced shelving in the primary closet, laundry room, and additional closets. In the garage, built-in overhead storage racks offer the perfect solution for keeping seasonal or less frequently used items neatly tucked away. You'll be amazed at what you can store in these areas! Residents enjoy access to the exceptional amenities of Crystal Falls, including a

### GENERAL DESCRIPTION

- Subdivision:** Cottages At Crystal Falls Condo
- Property Type:** Residential Single Family
- Bedrooms:** 2
- Baths:** 2 Full & 1 Half
- Stories:** 2
- Garage:** 1 / Attached
- Year Built:** 2016
- Building Sqft:** 1,746 / Public Records
- Lotsize:** 7,453
- Maintenance Fee:** \$198 / Monthly
- MLS# / Area:** ABORTX-2993629



Presented By  
**Alyssa Lienau**

Century 21 Lucky Money

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Visit <https://www.har.com/ABORTX-2993629> for more information

Listing Broker  
**E3 Endeavors LLC**