



Under Contract - Option Pending on Market

# \$315,000

Call (325) 665-9116 Today!

## 3116 PORT ANNE WAY, LEANDER, TX 78641

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

Block House Creek is one of Leander's most amenity-rich neighborhoods and this home puts you right in the middle of Leander & Cedar Park at an amazing price point. Built in 1999 and thoughtfully updated, 3116 Port Anne Way offers 4 bedrooms, 2.5 baths, and 1,508 square feet across two stories. The primary suite is on the main level, along with a dedicated laundry room and powder room. Upstairs, the converted loft gives you a true fourth bedroom that functions as a home office, playroom, or guest space depending on what life looks like for you. The kitchen has been updated with new countertops, backsplash, sink, new hardware, and light fixtures. This home is ready move-in ready. Both bathrooms have updated vanities with quality tile work. Tile runs throughout the main level; carpet upstairs is in good shape. Paint is clean and fresh. Full gutters wrap the perimeter. Block House Creek is a community with two pools (one heated and open year-round & within walking distance, both staffed with lifeguards), three playgrounds (one of which opens this month), sport courts for basketball, roller hockey, tennis, and pickleball, a pavilion, soccer fields, a softball and baseball field, a 9-hole disc golf course, a community garden, horseshoe pits, grilling areas, and a BMX pump track. The amenities are funded through the MUD — meaning they're covered in your taxes, not a separate monthly fee. The HOA is \$135 a year and focuses on keeping the neighborhood well-maintained and hosting high quality community events like a 4th of July fireworks show and a back to

### GENERAL DESCRIPTION

- Subdivision:** Block House Creek
- Property Type:** Residential Single Family
- Bedrooms:** 4
- Baths:** 2 Full & 1 Half
- Stories:** 2
- Garage:** 2 / Attached
- Year Built:** 1999
- Building Sqft:** 1,508 / Public Records
- Lotsize:** 5,902
- Maintenance Fee:** \$135 / Annually
- MLS# / Area:** ABORTX-9080697



Get in touch  
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3116 Port Anne Way, Leander, TX 78641 eXp Realty, LLC  
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