

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 9803 RIBELIN RANCH CT COURT UNIT 15

AUSTIN, TX 78750



\$1,434,000



2,924 sqft



4 beds



5 baths

## DESCRIPTION

Set behind the gates of VUE 2222, a newly introduced Luxe lock-and-leave community, this exceptional residence offers a refined expression of modern Hill Country living with effortless access to Austin's cultural, culinary, and outdoor amenities. Thoughtfully positioned to capture views of rolling hills and glimpses of the Austin skyline, VUE delivers a rare balance of privacy, design, and connectivity. The APEX Plan unfolds with intention and light, featuring four bedrooms and four-and-a-half baths within a spacious open-concept layout. Soaring ceilings and expansive windows fill the home with natural light, while designer-selected finishes create a polished, contemporary aesthetic throughout. The main level is anchored by a serene primary suite, offering a private retreat designed for comfort and ease. At the heart of the home, the kitchen blends form and function with Silestone countertops and a curated suite of Thermador appliances, seamlessly connecting to the living and dining areas—ideal for both entertaining and everyday living. The second floor expands the living experience with a bonus room and game room, along with three additional bedrooms, each offering ensuite baths and walk-in closets, providing comfort and privacy for family and guests. Designed with sustainability in mind, the home includes Pella Impervia fiberglass windows with dual Low-E SunDefense glass, a tankless water heater, and a 16 SEER Trane HVAC system with WiFi-enabled thermostat. A two-car garage, EV charger-ready with dedicated 30-amp outlets, adds modern convenience. Residents enjoy access to Tumbleweed Park, a private community amenity featuring a putting green, hammock garden, walking trail, community garden, outdoor kitchen, fire pit, cornhole courts, outdoor fitness areas, and gathering spaces anchored by the signature chandelier tree—an inviting extension of the VUE lifestyle.

**PROPERTY TYPE:** Residential - Condominium

**MLS STATUS:** Pending

**MLS:** 4376375

**YEAR BUILT:** 2025

**COUNTY:** Travis

**TRACT OR SUBDIVISION:** VUE at 2222

**LIST DATE:** 07/18/2025

**CENTURY 21**

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**800.451.8055**

**AREA:** 1N

**SQUARE FEET:** 2,924

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.11

**LOT SIZE (SQFT):** 4,965

## INTERIOR FEATURES

### FLOOR COVERINGS:

- CarpetFree
- Tile
- Wood

### APPLIANCES:

- BuiltInElectricOven
- Cooktop
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- PlumbedForIceMaker
- RangeHood
- SelfCleaningOven
- TanklessWaterHeater

## EXTERIOR FEATURES

### PARKING:

- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener
- ElectricVehicleChargingStations

### LOT DESCRIPTION:

- BackYard
- FrontYard
- SprinklersInRear
- SprinklersInFront
- Landscaped
- SprinklersAutomatic
- SprinklersInGround
- Views

### ROOF TYPE:

- Composition
- Shingle

### YARD/GROUNDS:

- Balcony
- PermeablePaving
- RainGutters

### SIDING:

- AtticCrawlHatchwaysInsulated
- BlownInInsulation
- Stone
- SprayFoamInsulation
- Stucco

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- SeeRemarks

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## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Zoned

### UTILITIES:

- ElectricityAvailable
  - NaturalGasAvailable
  - SewerAvailable
  - WaterAvailable
  - UndergroundUtilities
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BreakfastBar
- CeilingFans
- Chandelier
- HighCeilings
- InteriorSteps
- MultipleLivingAreas
- MainLevelPrimary
- OpenFloorplan
- Pantry
- QuartzCounters
- RecessedLighting
- Storage
- SmartHome
- SoakingTub
- SmartThermostat
- WiredForData
- WalkInClosets
- WiredForSound

### COMMUNITY:

- Barbecue
  - CommonGroundsArea
  - CommunityMailbox
  - Park
  - PuttingGreen
  - TrashPickupDoorToDoor
  - TrailsPaths
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**LISTED BY:** Chat Wynne

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