

13805 ZINK BEND

AVERY RANCH



AUSTIN | TEXAS



HIGHLIGHTS



SCAN FOR WEBSITE

Built by David Weekley Homes

4 Bedrooms • 3 Full Bathrooms • 1 Half Bathroom

2,310 Square Feet • Dedicated Flex Space

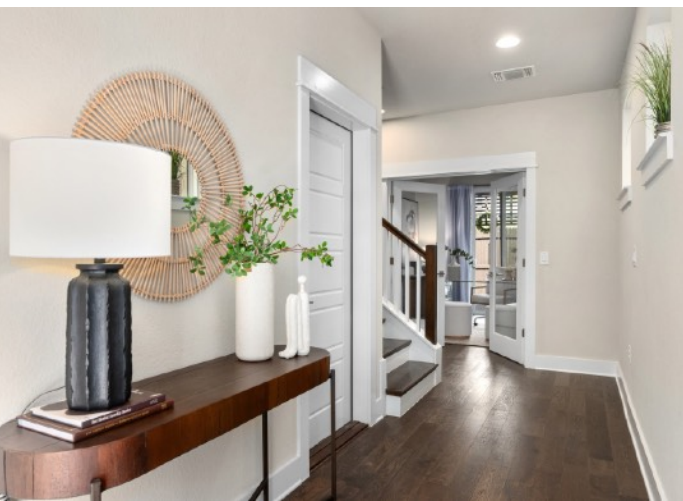
Soaring Ceilings • Living Room Balcony

Upscale, Contemporary Finishes • Ample Natural Light

2-Car Garage

Zoned for Acclaimed Round Rock ISD: Anderson Mill Elementary, Pearson Middle, and McNeil High School

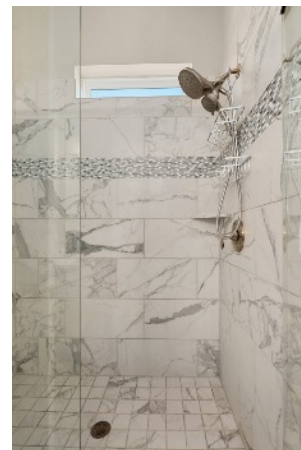






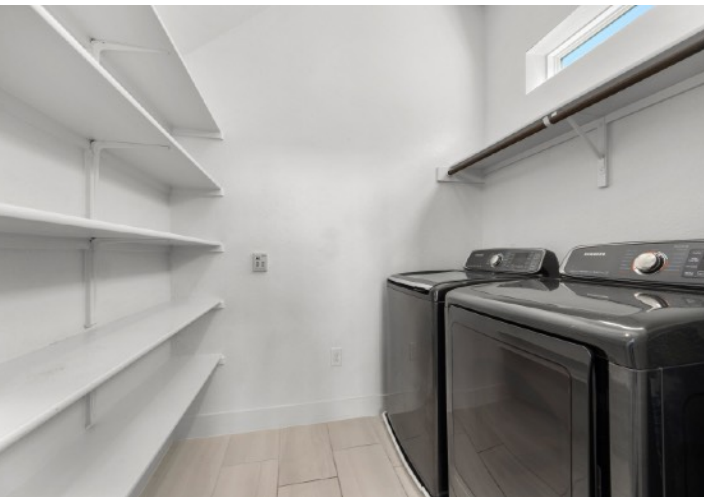


SERENE PRIMARY RETREAT



FLEX SPACE





WHAT YOU'LL LOVE | 13805 ZINK BEND

David Weekley–Built 2018 Residence with 2,310 Square Feet, Four Bedrooms, Three Full Baths, and a Powder Room across Three Thoughtfully Separated Levels, Blending Modern Construction with a Truly Livable Separation-of-Space Floor Plan without Giving Up Privacy or Individual Space

Distinct First-Floor Work-and-Guest Wing with Dedicated Home Office, Full Bath, Flexible Bedroom, and Direct Access to the Private Outdoor Retreat, an Ideal Arrangement for Remote Work, Overnight Guests, Fitness, or a Quiet Creative Studio

Modern Turf Courtyard with a 2024 Pergola, Pet- and Kid-Friendly Evergreen Turf, and an Intimate Setting for Coffee, Cocktails, Playtime, or Fresh-Air Focus, a Finished, Low-Maintenance Outdoor Room Made for Everyday Use

Light-Filled Main Living Level with Open Kitchen, Dining, and Living Areas, Wood-Style Flooring, Designer Wood Accent Wall, and Easy Everyday Flow, Framed by Oversized Windows and Elevated Sightlines

Entertainer's Kitchen with Island Seating, Stainless Appliances, Bright Cabinetry, Generous Prep Space, and Easy Sightlines to the Dining and Living Spaces

Private Balcony off the Main Level, Framed for Morning Coffee, Golden-Hour Conversation, and a Quiet Moment Above the Day's Rhythm, a Welcoming Open-Air Extension of the Living Level

Primary Retreat on the Main Level with Plantation Shutters, a Spacious Bath, and a Separate Everyday Escape from the Home's Social Spaces, Tucked Away for an Especially Private Feel

Top-Floor Flex Level with Game Room Potential, Second Home Office Space, Additional Bedroom, and Ensuite Bath—Ideal for Work, Play, Guests, or Multigenerational Living, with Room to Evolve as Needs Change

Plantation Shutters Throughout, Decorative Accent Walls in the Office and Dining Room, Fresh Exterior Paint in 2024, and a 2021 Garage Door

Proactive Ownership with Ongoing HVAC, Plumbing, Electrical, Quarterly Pest, and Annual Termite Maintenance—Thoughtful Care that Adds Everyday Peace of Mind

Gated Presidio Station Setting with a Resort-Style Pool, Outdoor Gathering Areas, Dog Park, Walking Trails, Picnic Spaces, and Guest Parking for Easy Weekends without Leaving the Neighborhood

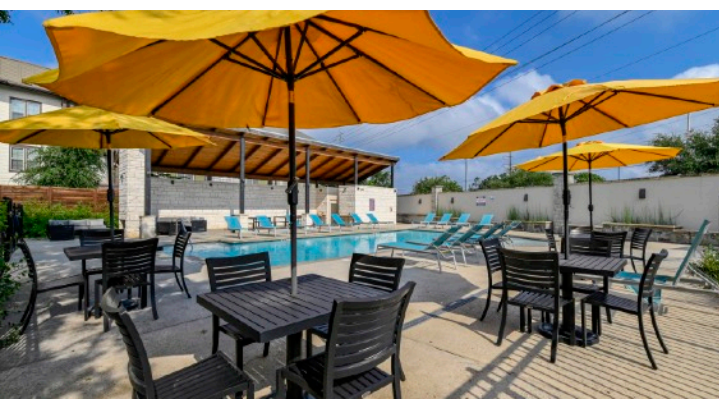
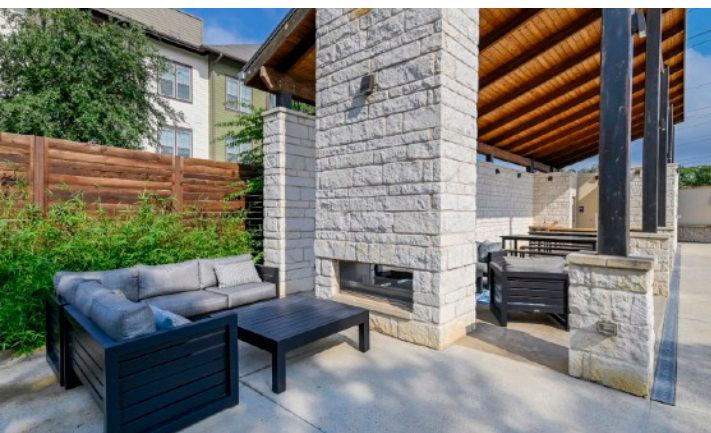
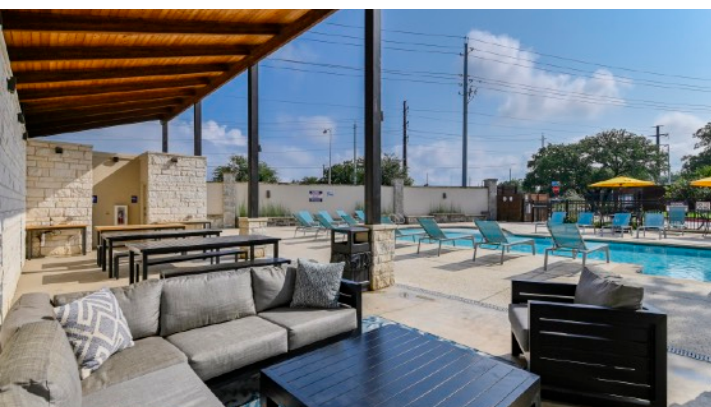
Walkable Access to Lakeline CapMetro Rail for Downtown, Q2 Stadium, and Central Austin Connections, Plus Quick Entry to SH 45, 183, and North Austin Corridors, an Easy Alternative to the Daily Drive

Avery Ranch Area Lifestyle Near an 18-Hole Golf Course, Tennis, Pickleball, Trails, Parks, Dining, Medical Services, and Lakeline Mall's 120+ Stores

Contemporary Construction within a Gated, Lock-and-Leave Community, an Easy Northwest Austin Base for a Growing Household, Long-Term Guests, or a Low-Maintenance Lifestyle with Design-Forward Comfort and Ease







Presidio Station brings an easy sense of refinement to Northwest Austin, an intimate, gated David Weekley community designed for people who value both connection and simplicity. Modern residences, landscaped common areas, and a polished low-maintenance setting create an appealing lock-and-leave lifestyle, while the community amenity center makes it easy to slow down and enjoy the good parts of home. A resort-style pool, outdoor fireplaces, outdoor kitchen, shaded gathering spaces, dog park, walking paths, and picnic areas lend a relaxed, neighborly rhythm to everyday life.

Location is part of the appeal. Lakeline CapMetro Rail is within walking distance, offering a convenient alternative for trips toward downtown Austin, Q2 Stadium, and destinations along the line. Nearby SH 45 and 183 provide quick access to North Austin's employment, medical, shopping, and dining corridors, while Lakeline Mall, everyday conveniences, and Avery Ranch Golf Club are all close at hand.

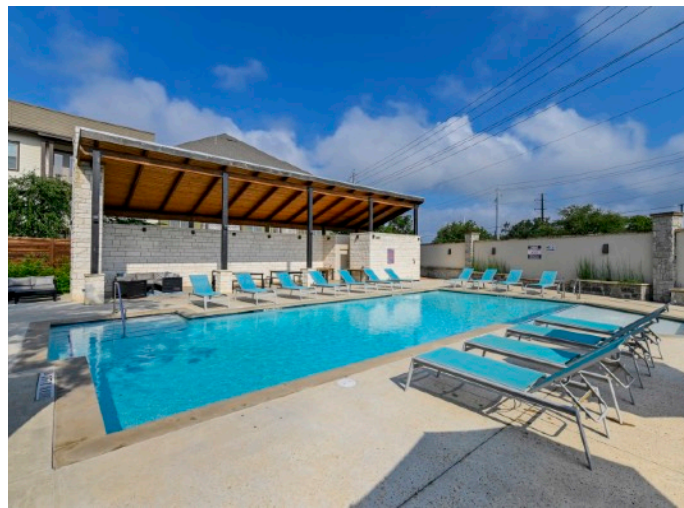
Whether the day calls for a quiet morning by the pool, an afternoon with the dog, a streamlined commute, or an easy evening out, Presidio Station offers a beautifully balanced place to come home to: connected, cared for, and designed around the pace of modern Austin living.

FLOOR PLAN

SURVEY



Floor plan created by Cubicasa App.
Measurements deemed highly reliable but not guaranteed.



WELCOME TO ROUND ROCK AND CENTRAL TEXAS

From 13805 Zink Bend, Round Rock feels less like a distant suburb and more like an extension of everyday life. Presidio Station's Northwest Austin location sits near SH 45, creating a direct route toward Round Rock's employment, shopping, dining, medical, and recreation destinations. That access is one of the property's understated advantages: the privacy and lock-and-leave ease of a gated community, paired with the freedom to move comfortably between Austin, the tech corridor, and the greater Round Rock area. It places the home in a useful sweet spot: close enough for a quick weekday errand or dinner reservation, yet separate enough to preserve the sense of arriving home.

Round Rock earns its sense of place through a history that remains visible rather than simply remembered. The city takes its name from the famous limestone "round rock" in Brushy Creek, once a practical low-water crossing for wagons, horses, and cattle. Along the nearby Chisholm Trail crossing, interpretive sculptures honor the cattle-drive era, while the historic downtown reveals classic limestone storefronts and architecture dating to the late 19th century. Today, that heritage gives Round Rock a warmth and identity that feels distinct from the rapid growth around it.

For weekends and everyday recreation, Round Rock offers an especially generous variety of ways to get outside and gather. The city maintains 37 developed parks spanning more than 2,305 acres, with the 670-acre Old Settlers Park providing fields, playgrounds, lake views, trails, pavilions, and year-round community events. A night at Dell Diamond to see the Round Rock Express, an afternoon exploring downtown boutiques and restaurants, a tee time at one of the area's golf courses, or an outing at Kalahari all make it easy to create a full day close to home.

Round Rock also brings meaningful depth to the region's work-and-life balance. Dell Technologies' world headquarters anchors a broader local base of technology, health care, hospitality, and retail employers, while downtown remains a relaxed setting for coffee, dinner, live music, and local shopping. The result is a city with practical momentum and genuine personality: a place where historic character, outdoor space, professional opportunity, and easygoing Central Texas fun meet. For residents of 13805 Zink Bend, it is an appealing nearby destination—and one more reason this Northwest Austin address is so well positioned.





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