

2507 Chaparral · Manchaca

FOR SALE BY OWNER

HAYS COUNTY, TEXAS · LISTING BROCHURE

# 2507 Chaparral Rd, Manchaca, TX 78652

Four bedrooms · Three baths · 2,797 sq ft total improvements · Half-acre lot · Built 1978



OFFERED AT

**\$565,000**

\$202 / sq ft · Open to offers

4

BEDROOMS

3

BATHS

2,797

SQ FT

0.54

ACRE LOT

8

PARKING

ABOUT THE HOME

# A rare half-acre *retreat* ten minutes from South Austin.

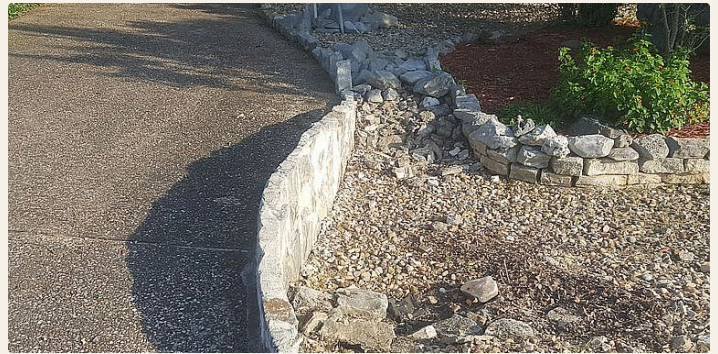
WHAT SETS IT APART

*"Lot size, parking, and a metal roof you'll never replace."*

Set on a quiet street in Chaparral Park, this 1978 single-family home offers what newer construction in the Austin metro simply can't: more than half an acre of land, eight total parking spaces, and the kind of solid stone-and-brick construction you don't see in modern builds.

Inside, 2,097 square feet of living space includes four bedrooms, three baths, a working fireplace, and a finished basement – a genuine rarity in Central Texas. Add the attached garage, detached garage, carport, and 251 sq ft of dedicated storage, and the property delivers nearly 2,800 sq ft of total improvements.

The metal roof, central A/C, and full appliance package (dishwasher, washer, dryer, refrigerator, range, microwave, freezer, disposal, trash compactor) all convey. The home sits in Hays CISD, just minutes from Buda, Kyle, and the southern edge of Austin – close enough for the city, far enough for the quiet.



PROPERTY DETAILS

# Built to *last*. Loaded with *utility*.

## 01 Interior

Living Area	2,097 sq ft
Bedrooms	4
Full Baths	2
Half Baths	1
Heating	Electric
Cooling	Central
Flooring	Carpet / Laminate / Vinyl
Fireplace	Yes
Basement	Yes

## 02 Exterior & Lot

Lot Size	0.54 Acres
Year Built	1978
Exterior	Stone & Brick
Roof	Metal
View	Yes
Storage Building	251 sq ft
Subdivision	Chaparral Park Sec 2
County	Hays
Type	Single Family

## 03 Parking & Inclusions

Total Parking	8 Spaces
Attached Garage	Yes
Detached Garage	360 sq ft
Carport	200 sq ft
Driveway / Street	Off & On-street
Kitchen Appliances	All convey
Washer / Dryer	Included
Refrigerator	Included
Freezer	Included

## WHY THIS PROPERTY

*The half-acre lot and eight-space parking aren't priced into the automated models — they're priced into the asking.*

PARCEL ID

R23644

Geo: 11-1515-0002-01600-2

# What the *market data* says.

## AUTOMATED VALUATION MODELS (MAY 2026)

ICE Mortgage Technology	\$556,000
Collateral Analytics	\$540,000
First American	\$540,000
Quantarium	\$531,720
Zillow Zestimate	\$516,600

**ASKING PRICE** **\$565,000**

Sources: Homes.com, Zillow, Hays County Appraisal District. Asking reflects half-acre lot & 8-space parking – features not weighted heavily by automated models.

## RECENT COMPARABLE SALES

<b>305 Canyon Wren Dr, Buda</b> 4 bd · 3 ba · 2,300 sq ft	\$660,500
<b>207 Leisurewoods Dr, Buda</b> 2,000 sq ft	\$554,600
<b>549 Clear Springs Holw, Buda</b> 4 bd · 3 ba · 2,800 sq ft	Recently sold
<b>320 Shrike Dr, Buda</b> 1,900 sq ft	\$462,500

## TAX HISTORY (HAYS CAD)

<b>2025 Assessment</b> Tax paid: \$9,032	\$509,190
<b>2026 Preliminary</b> Subject to change	\$509,190

## SCHOOLS · HAYS CISD

Carpenter Hill	ELEMENTARY
Eric Dahlstrom	MIDDLE SCHOOL
Moe & Gene Johnson	HIGH SCHOOL

## LOCATION

Austin · 15 mi north  
 Buda · 4 mi south  
 Kyle · 9 mi south  
 San Marcos · 24 mi south  
 Dripping Springs · 19 mi west