

# Property Highlights

2232 SKIPPY CV, LEANDER, TX 78641

- 1-story energy-efficient Meritage home on a quiet cul-de-sac
- Oversized 0.23-acre lot with mature trees
- 1,956 SqFt | 3 Bedrooms | 2 Bathrooms
- Bright, open, functional floor plan with split-bedroom layout for privacy
- No carpet – vinyl flooring throughout, tile in baths & laundry
- Spacious kitchen with central island, granite countertops and SS appliances
- Primary suite with bay windows, double vanity and separate tub & shower
- Extended 2.5-car dropped garage with EV charging outlet
- Spray-foam insulation + built-in pest tube system
- Full masonry exterior, covered patio & auto sprinkler system
- Lots of builder upgrades
- Neighborhood amenities: pool, splash pad, playground, trails to Wilco Park
- Zoned to highly-rated Leander ISD schools (Parkside Elem / Stiles MS / Rouse HS)
- Easy access to shopping, dining, and major roads

