

Features & Highlights :: 601 Deepwood Dr, Round Rock West (RRW)

Round Rock, TX 78681 the most desired, walkable, and top rated communities around.

A rare single-story offering in the highly established Round Rock West neighborhood, blending Mid-Century Modern ranch character with thoughtful, intentional updates throughout. This home reflects true pride of ownership and stands out for its functionality, lot size, and architectural presence.

Property Overview

- Single-story ranch style on large lot
- 3 bedrooms + additional flex room off laundry room w/ closet for true 4 bedrooms
- 2 full bathrooms
- Full make ready, updates cosmetic, mechanical, and structural
- Pre-inspection report upon request
- Sunroom + flexible dining spaces
- Approximately **.33-acre lot**
- Gazebo seating and storage shed
- Room for a future pool
- Generator, fans, and lawn equipment are negotiable
- Appliances negotiable (Samsung Washer/Dryer)
- See Major Updates List Below

Design & Interior Highlights

- Traditional stone exterior with recessed front entry
- Large, rectangular windows (no grids) for modern feel
- No carpet throughout; NEW EVP flooring blonde tones
- Ceiling fans in all bedrooms & living
- Secondary bedrooms with walk in closet
- Sherwin-Williams Alabaster 7008 and Pure White baseboards
- Dramatic vaulted ceiling with exposed structural beam in the living area
- Striking lodge-style, wood-burning stone fireplace as the central focal point
- Continued exposed beam detail in the primary suite
- Kitchen positioned for seamless access to multiple dining areas
- Updated primary bathroom, granite counters, full tiled shower, matte black hardware & shower kit, with sliding barn door, walk in closet, plus storage
- Updated secondary bathroom, full tiled shower & matte black hardware & shower kit

Sunroom & Outdoor Living

- Exterior: Navy blue batton board siding & limestone ranch rock
- Sunroom located at the rear of the home, overlooking the expansive yard

- Natural limestone accent wall in sunroom & portrait windows
- Backdoor patio entry with cat/dog door
- Outdoor spigots
- Covered gazebo seating area is ideal for outdoor entertaining & multiple seating zones
- Gazebo outfitted with lighting and outlets
- Bistro lights, extended impervious cover existing for use as you see fit
- Established native grasses, mature trees, vitex, sage, myrtles for native touch
- Garden beds mulched, tree trimmed 10ft from structure
- Large, usable lot with flexibility for future improvements (room for pool)
- Full irrigation, Rainbird hub located in the garage
- Wood fencing and gate access
- Multiple seating zones
- Private and expansive outdoor space
- Conveyable garden shed

Condition & Improvements

- Significant mechanical, structural, and cosmetic updates were completed recently
- **2026** foundation work completed with transferable warranty & Passed hydrostatic test
- **2024** roof replacement with transferable limited warranty
- **2026** Carrier HVAC full replacement & thermostat
- **2018** Reheem Water Heater
- **2025** Pre-Listing Inspection
- **2026** Fireplace inspection complete
- **2026** New floors, new paint, repair fascia exterior, added weed barrier/river rock for low maintenance yard, replaced back gate, power wash, garage door repair, new attic ladder
- **2022** Perimeter fencing installed
- Ring doorbell
- Strong make-ready execution and thoughtful marketing elevate the home above neighborhood norms
- Soft acid wash full fence
- Flood Insurance annual cost of \$1,648 or ~137/mo.