



# 201 Atlanta Park Drive

## Home Features:

- 5 bedrooms, 3 full baths (2 bed/2 bath down & 3 bed/1 bath up)
- Gourmet kitchen with butler's pantry
- Dedicated office
- 2 living areas
- 2 dining areas
- Limestone 2-story gas fireplace
- Covered front and back patios
- Extended 2.5 car garage



## Upgrades:

- New LVP wood-look flooring and upstairs carpet (2025)
- Interior paint (2025)
- Roof replaced (2021) & inspected (2026)
- Quartz counters & designer tile backsplash in kitchen
- Full gutters & sprinkler system
- Former Standard Pacific model home



## Neighborhood:

- Corner, tree-shaded lot in popular Parkside at Mayfield Ranch
- Walking/biking distance to LISD schools (Parkside Elementary, Stiles Middle) & Rouse High School just a few miles away
- Neighborhood pool, playground, rentable clubhouse, & trails
- Convenient location nestled between Cedar Park, Round Rock, Georgetown, & Leander

