

# **\$1,075,500 - 11304 Woodland Hills Trail, Austin**

MLS® #1181102

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## **\$1,075,500**

4 Bedroom, 4.00 Bathroom, 3,611 sqft  
Residential on 0.19 Acres

Steiner Ranch Ph 01 Sec 10a, Austin, TX

Huge reduction and \$30,000 towards buyers 2-1 interest rate buydown, closing costs or buyer discretion for accepted offer! This beautiful former Toll Brothers model home is nestled in the exclusive gated (24/7 guarded) UT Golf Club section of Steiner Ranch. The well thought-out floor plan offers space for all ages. Master Suite with luxury bathroom (dual hi-low vanities, separate garden tub, walk in shower) are on main level. Office downstairs is suitable for a bedroom, if needed. Formal dining area is separate from distractions with plenty of room for a large table for those Holiday gatherings. Stunning open kitchen (granite countertops, bar area for extra seating, cooktop, oven/microwave built in, beautiful maple cabinets) opens to living area and spacious breakfast area. Decorative metal spindle staircase will take you to 3 bedrooms, 2 bathrooms upstairs, a game room, school/office nook and a media room! Not to be outdone is the mature trees, lush landscaping, grand covered patio and a 6' inground saltwater Anthony and Sylvan pool. A few of the Steiner Ranch amenities include UT Golf Course, three swimming pools, walking/biking trails, tennis and basketball courts and private access to Lake Travis. This must see home has too much to list, call your agent so you can view this in person! This home never lost electric/water/internet during the TX winter storm. Information given by seller/agent to be verified by the purchaser. Recently painted and staged!



Built in 2004

## Essential Information

ListingFeed	abor_vow
MLS® #	1181102
List Price	\$1,075,500
Sale Price	\$975,000
Sale Date	April 28th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,611
Acres	0.19
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	11304 Woodland Hills Trail
Subdivision	Steiner Ranch Ph 01 Sec 10a
City	Austin
County	Travis
State	TX
Zip Code	78732

## Amenities

Utilities	Electricity Available, Natural Gas Available
Features	Common Grounds/Area, Clubhouse, Golf, Internet Access, Park, Pool, Sidewalks, Tennis Court(s), Trails/Paths, Gated, Lake
Parking	Attached, Garage Faces Front, Garage
# of Garages	2
View	Hills
Waterfront	None
Has Pool	Yes

## Interior

Interior	Carpet, Tile
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Appliances	Dishwasher, Microwave, Oven, Electric Cooktop
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Lot Description	Backs to Greenbelt/Park, Sprinklers In Ground, Trees Large Size, Near Golf Course
Windows	Blinds
Roof	Tile
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	River Ridge
Middle	Canyon Ridge
High	Vandegrift