

# \$2,875,000 - 13213 Meridian Park Boulevard, Austin

MLS® #1218258

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## \$2,875,000

5 Bedroom, 5.00 Bathroom, 4,641 sqft  
Residential on 1.00 Acres

Meridian Sec F, Austin, TX

Incredible opportunity to own a rare 1 acre estate lot with a breathtaking modern Texas ranch home with massive windows, steel doors, sliders and all wood and tile flooring - all minutes from downtown and the Hill Country. Nestled in Meridian Estates, this family and entertaining oasis is situated among other 1 acre lots with multi-million dollar homes providing ample space and quiet while also connecting you to an amazing community where you can walk your kids to award winning Baldwin Elementary, fish in Bear Creek Lake right on your street and enjoy the miles of hike and bike and greenbelt trails right in your neighborhood. 5 bedrooms (or 4 + office), 4.5 baths (including connected pool bath), massive living area with open kitchen and dining equipped with top of the line Thermador appliances and industrial ventilation hood, two game rooms, bar area, dream mud and laundry room, oversized split 3-car garages and more. 1,100+ square feet of covered outdoor living with fireplace, kitchen, and bar. Huge family pool and negative edge spa with quartz finish, with versaille pattern travertine and large synlawn turf for easy outdoor living and playing year round. Easy maintenance landscaping with architectural steel, olive trees, lavender, citrus and more. Metal roof with fully screened gutters, very private and heavily treed with beautiful oaks, North-South facing, double thick walls, energy efficient dual pane Andersen 100 series windows and spray foam attics mean energy



efficiency and low bills. Built in 2017 and better than new - all the work has been done for you. Top of the line home automation, landscaping, steel work, vista pro landscape lighting, family sport pool and more. This home is an architectural gem, impeccably done and in the highly sought after Meridian Estates.

Built in 2017

### Essential Information

ListingFeed	abor_vow
MLS® #	1218258
List Price	\$2,875,000
Sale Price	\$3,050,000
Sale Date	October 15th, 2021
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,641
Acres	1.00
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	13213 Meridian Park Boulevard
Subdivision	Meridian Sec F
City	Austin
County	Hays
State	TX
Zip Code	78739

### Amenities

Utilities	Electricity Available, Natural Gas Available, Water Available
Features	Common Grounds/Area, Playground, Pool
Parking	Additional Parking, Attached, Driveway, Garage, Oversized

# of Garages	3
View	Park/Greenbelt, Trees/Woods
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Gas Oven, Built-In Gas Range, Built-In Refrigerator, Cooktop, Dishwasher, Gas Cooktop, Disposal, Oven, Range, Refrigerator, Range Hood, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Barbecue, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Front Yard, Sprinklers In Front, Landscaped, Level, Private, Sprinklers Automatic, Trees Large Size
Windows	See Remarks
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Austin ISD
Elementary	Baldwin
Middle	Gorzycki
High	Bowie