

\$1,275,000 - 13320 Coletto Creek Trail, Austin

MLS® #1788066

\$1,275,000

5 Bedroom, 4.00 Bathroom, 4,414 sqft
Residential on 0.31 Acres

Steiner Ranch, Austin, TX

Hill country luxury awaits at 13320 Coletto Creek Trail - a stunning 1.5-story home located in the exclusive gated community of River Heights Overlook in coveted Steiner Ranch, just a short distance from the sparkling waters of Lake Austin! Offering a thoughtfully designed and spacious open floor plan that feels like a one-story, this home features 4 bedrooms and 3 full baths on the main floor, while a bedroom, full bath, game room and media room are located on the second level. Step inside and be greeted by the warm and inviting family room, complete with soaring ceilings, hand-scraped wood flooring, and a cozy fireplace. The formal living room is equally as inviting, featuring a second fireplace, while a separate formal dining room is located just off the grand two-story foyer, providing an elegant space for formal dinners. In addition to the four bedrooms on main, discover an additional home office, perfect for those who desire a secluded workspace. Entertaining is a dream in the chef's gourmet kitchen featuring a large center island, breakfast bar, stainless steel appliances, granite countertops, and breakfast area. The exquisite master suite is an oasis of relaxation, complete with a sitting area, double shower, walk-in closet, dual vanities, and jetted tub. Enjoy a seamless indoor and outdoor living experience with the screened-in porch that opens up to a private backyard with mature trees and plenty of room for a pool. This home offers an abundance of storage



with a 3-car tandem garage, utility room, and pantry. Take advantage of the community's world-class amenities, including access to Lake Austin, multiple community centers with pools, parks, playgrounds, tennis courts, and miles of hiking trails. To top it all off, this home is within walking distance of highly-rated schools, and a hop and skip away from prime shopping, restaurants, and entertainment. Don't miss your chance to start living your best life in one of Austin's most desirable neighborhoods!

Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	1788066
List Price	\$1,275,000
Sale Price	\$1,250,000
Sale Date	June 12th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,414
Acres	0.31
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	13320 Coleto Creek Trail
Subdivision	Steiner Ranch
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Electricity Available, Natural Gas Available, Phone Connected, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Golf, Gated, Lake, Playground, Park, Pool, Sport Court(s), Street Lights, Sidewalks, Tennis Court(s), Trails/Paths
Parking	Attached, Door-Multi, Garage Faces Front, Garage
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s)
Heating	Ceiling, Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas Log
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Trees Medium Size
Windows	Blinds, Window Treatments
Roof	Composition
Construction	Brick Veneer, Masonry, Stone Veneer
Foundation	Slab

School Information

District	Leander ISD
Elementary	Laura Welch Bush
Middle	Canyon Ridge
High	Vandegrift