

\$1,350,000 - 325 Dawn River Cove, Austin

MLS® #4047513

\$1,350,000

3 Bedroom, 4.00 Bathroom, 3,550 sqft
Residential on 0.80 Acres

River Dance Ph 01, Austin, TX

This amazing, custom-built home, in a gated Section of Steiner Ranch (Sierra Vista), has a highly desirable floor plan with high ceilings throughout. Almost unheard of in Steiner Ranch, this home was smartly designed with all of the bedrooms on the main level. Right now, it has 3 spacious bedrooms (all with walk-in closets) and a designated office which could easily be a 4th bedroom, if needed, since there is a full bathroom right outside the door of the office. The Primary Retreat is on the opposite corner from the office and this home features two other secondary bedrooms on their own wing of the home. None of the bedroom walls touch for the ultimate in privacy. Upstairs, there is an additional large living area/game/media room equipped with a wet bar and a half bath plus a spacious private balcony overlooking the incredible backyard. This wonderful home features multiple outdoor living spaces for year 'round entertaining. There are four covered and tiled patios, two front and two back, and you have a Hill Country view from the front, second level patio. Your back patio has a built-in gas grill, TV and speakers. The roomy kitchen, open to the family room, has all stainless appliances, double ovens, an island with built-in microwave, gas cooktop and a walk-in pantry. In the family room, there is a cozy gas fireplace and a wall of windows across the back of the home so you have full view of your backyard space. You have access to Lake Austin and there is a boat ramp where you can



launch your boat. The 3-car garage, which is oversized and can accommodate your boat, faces the side of the home creating an aesthetically pleasing curb appeal. There is plenty of parking for additional cars. The incredibly spacious attic has a door, no stairs, and is decked so that you can easily access providing ample storage space. Please see the upgrade and updates lists provided by the Sellers to get the full picture of this amazing home.

Built in 2004

Essential Information

ListingFeed	abor_vow
MLS® #	4047513
List Price	\$1,350,000
Sale Price	\$1,300,000
Sale Date	April 12th, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,550
Acres	0.80
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	325 Dawn River Cove
Subdivision	River Dance Ph 01
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Dog Park, Fishing, Golf, Gated, Lake, Playground, Park, Pool, Sport Court(s), Street Lights, See Remarks, Sidewalks, Tennis Court(s), Trails/Paths, Curbs, Planned Social Activities
Parking	Attached, Door-Multi, Garage, Kitchen Level, Garage Faces Side, Additional Parking, Boat, Oversized
# of Garages	3
View	Hills
Waterfront	None, Boat Ramp/Lift Access

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Exhaust Fan, Disposal, Microwave, Built-In Gas Range, Double Oven, Gas Oven
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Rain Gutters, Boat Ramp, Gas Grill, Lighting, Outdoor Grill
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Level, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Views
Windows	Double Pane Windows, Window Treatments
Roof	Tile
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	River Ridge
Middle	Canyon Ridge
High	Vandegrift