

\$1,799,900 - 305 Emerald Ridge Drive, Austin

MLS® #5732059

\$1,799,900

4 Bedroom, 5.00 Bathroom, 4,450 sqft
Residential on 0.30 Acres

River Dance Ph 6a, Austin, TX

This stellar 4 bedroom, 4.5 bathroom, 3 car garage, two-story stone and stucco residence rests in the tranquil hill country of the lavish Master-Planned Steiner Ranch neighborhood, within walking distance of the largest community center Steiner Ranch offers - the Bella Mar. Upon entry, you are greeted with a floor-to-ceiling foyer and an elaborate wine closet! The chef's kitchen, complete with a 6-burner gas stove, 3 ovens, one of which is a built-in convection oven/ microwave combo, a prep island, a butler's pantry, and a large countertop bar, will have you dreaming up new recipes! The "sunroom", an extra living space adjacent to the kitchen, is perfectly designed to evolve with your family: from a kid's play area that can be observed from the kitchen, to a study/reading/computer room. The main living area presents an atrium-style open ceiling to the upstairs loft area for a wide-open feel and lets all the sunlight in from the wall of windows from the back of the house. The Great Room features a stunning one-and-a-half-story wood-burning limestone fireplace, perfect for family gatherings and entertaining! The upstairs holds 3 bedrooms, each with its own adjacent bathroom, a secondary loft living space, and an incredible media or bonus room, perfect for an in-home escape, as it is plumbed for a wet bar, and is fully wired for surround sound! The backyard is the cherry on top - a gorgeous, resort-style paradise! The pool comes complete with a large beach entry, shallow and deep ends, a



diving board, and an oversized hot tub. The pool deck features a large stone gas fire pit and sitting area, canopied by a shaded pergola with an overhead fan, lighting, and an outdoor fridge. This is a space for all ages to enjoy! This home is fitted with 2 HVAC units to provide 3 zoned areas to keep the perfect temperature year-round, and a home security system to add to your peace of mind. Come see this piece of paradise for purchase!

Built in 2008

Essential Information

ListingFeed	abor_vow
MLS® #	5732059
List Price	\$1,799,900
Sale Price	\$2,000,000
Sale Date	June 21st, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,450
Acres	0.30
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	305 Emerald Ridge Drive
Subdivision	River Dance Ph 6a
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Internet Access, Playground, Park, Pool, Sport Court(s), Shopping, Street Lights, Sidewalks, Tennis Court(s), Trails/Paths, Curbs
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Hills
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Range, Built-In Oven, Convection Oven, Double Oven, Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Plumbed For Ice Maker, Range Hood, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Electric, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Private Yard, Rain Gutters, Arbor
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Views
Windows	Blinds, Double Pane Windows, Screens
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	River Ridge
Middle	Canyon Ridge

High

Vandegrift