

\$1,349,000 - 13220 Country Trails Lane, Austin

MLS® #6194662

\$1,349,000

5 Bedroom, 6.00 Bathroom, 4,382 sqft
Residential on 0.28 Acres

Steiner Ranch Ph 01 Sec 06f, Austin, TX

With a view of Hill Country and a greenbelt homesite, 13220 Country Trails Lane is not to be missed. Located in the gated enclave of River Heights Overlook in Steiner Ranch, it is a short walk to both Laura Welch Bush Elementary and Canyon Ridge Middle School.



Upon entering the grand foyer, you will find the private home office with its own exterior access. Looking ahead, you will be drawn through the home through the grand dining room and onto the rear first-floor terrace leading to the expansive backyard. Back inside you will find the first-floor great room that includes not only an amazing living area with two-story windows but also a large breakfast area with a family workspace. The large kitchen features all updated appliances and tons of space for all of your culinary adventures. Just off the kitchen is access to the large three-car garage and down a short hall is a private guest suite with its own exterior access. To the other side of the home is a large primary suite with a comfortable seating area overlooking the backyard. The spa-like bathroom is connected to a fantastic walk-in closet.

Using either of the home's two large staircases, you will come to a large flex space that can be used for a second living area, billiards room, or theater space. All three bedrooms on this floor are in separate areas

for maximum privacy. Two of the upper bedrooms are en-suite, and the third is prewired as a theater with a separate bath on its entrance hall.

From the second-floor balcony, you are awarded an expansive hill country view reaching the Oasis in the distance and beyond.

The entire exterior and majority of the interior of the home were painted this year. Two of the HVAC units were replaced in 2019, and both water heaters were replaced in 2018.

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	6194662
List Price	\$1,349,000
Sale Price	\$1,349,000
Sale Date	December 16th, 2021
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,382
Acres	0.28
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	13220 Country Trails Lane
Subdivision	Steiner Ranch Ph 01 Sec 06f
City	Austin
County	Travis
State	TX

Zip Code 78732

Amenities

Utilities Cable Available, Electricity Connected
Features Common Grounds/Area, Community Mailbox, Playground, Park, Pool
Parking Garage
of Garages 3
View Hills
Waterfront None

Interior

Interior Carpet, Tile
Appliances Built-In Electric Oven, Bar Fridge, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave
Heating Heat Pump
Cooling Central Air, Electric, Multi Units
Fireplace Yes
of Fireplaces 1
Fireplaces Great Room
of Stories 2
Stories Two

Exterior

Exterior Features Balcony, Garden, Private Yard, Rain Gutters, See Remarks
Lot Description Backs to Greenbelt/Park, Gentle Sloping, Sprinklers Automatic, See Remarks, Trees Large Size, Views
Windows Double Pane Windows, Screens
Roof Composition
Construction Stucco
Foundation Slab

School Information

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