

# \$1,799,000 - 13228 Country Trails Lane, Austin

MLS® #6891765

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## \$1,799,000

5 Bedroom, 4.00 Bathroom, 4,707 sqft  
Residential on 0.85 Acres

Steiner Ranch Ph 01 Sec 06f, Austin, TX

Enjoy the privacy of the gated community of the River Heights Overlook with the home nestled at the end of a quiet culdesac on almost one acre with a dramatic backdrop of nature and Hill Country Preserve with Southeastern breezes and a focus on outdoor living. With the 4707 sqft you will find 5 generously proportioned bedrooms, 4 full baths, and 3 grand living areas including a theater style media room, generous Gameroom. Gleaming travertine flooring which flows throughout the main level and features an impressive family room adorned with high ceilings and walls of glass that invite in the natural light and spectacular views. The Chef's Kitchen offers creamy painted cabinetry with granite counters, farmers sink and a generous center island. The Owner's Retreat with warm wood flooring offers a sitting area, and remodeled spa bath and fabulous views. Covered outdoor trek deck walkway leading to an elevated sitting area which is nestled in tall vegetation and offers a fabulous preserve view and just steps away from the sparkling pool. Pergola covered grill area with bar offers lot of space for alfresco dining. The pool and firepit overlook a huge and fully wrought iron fenced back yard and sand volleyball pit. Enjoy the 3 Amenity Centers that Steiner Ranch provides - with each offering pools, tennis courts - basketball courts - playgrounds - soccer fields and community centers. Outdoor enthusiasts will appreciate the 16 miles of hiking trails and a day dock on Lake Austin. Walking to Laura



Bush Elementary and Canyon Ridge Middle Schools. Vandegrift High School attendance boundary. Close to be 6/4/2022.

Built in 2006

### Essential Information

ListingFeed	abor_vow
MLS® #	6891765
List Price	\$1,799,000
Sale Price	\$2,043,825
Sale Date	June 6th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,707
Acres	0.85
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	13228 Country Trails Lane
Subdivision	Steiner Ranch Ph 01 Sec 06f
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, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	Attached, Door-Multi, Driveway, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Hills

Waterfront None

### **Interior**

Interior Carpet, Stone, Tile, Wood

Appliances Built-In Oven, Convection Oven, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Wine Refrigerator

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Gas Log

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Exterior Steps, Private Yard, Rain Gutters, Arbor

Lot Description Cul-De-Sac, Backs to Greenbelt/Park, Private, Sprinklers Automatic, Trees Medium Size

Windows Blinds, Screens

Roof Composition

Construction Masonry, Stucco

Foundation Slab

### **School Information**

District Leander ISD

Elementary Laura Welch Bush

Middle Canyon Ridge

High Vandegrift