

# **\$1,159,000 - 13312 Country Lake Drive, Austin**

MLS® #9527829

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## **\$1,159,000**

6 Bedroom, 7.00 Bathroom, 4,099 sqft  
Residential on 0.35 Acres

Steiner Ranch Ph 02 Sec 05, Austin, TX

Priced to sell! - This magnificent home with a private backyard oasis is back on the market after many updates in 2023 to include HVAC (Heat and AC), fresh carpet, paint, stain and more. Reside in this picturesque area of Steiner Ranch on a sprawling 1/3-acre homesite. Immerse yourself in privacy in the oasis of your glistening swimming pool, where the cabana invites you to relax with your favorite beverage. This splendid 6-bedroom residence, boasting 5 full baths and two half baths (one in the cabana), ensures ample space for everyone. Personalize your lifestyle by dedicating one or two of these generously appointed bedrooms as your home office spaces, and another for invigorating workouts. The options are boundless, limited only by your imagination. An expansive three-car garage awaits, accommodating even your three longest vehicles with room to spare for a well-appointed workshop. This well cared for home includes recently installed air conditioners in July and August of 2023, and a roof replacement in the fall of 2020. Nestled within the Estates of Westridge, this residence claims its place amidst larger homesites and majestic trees. While the exceptional schools stand as a magnet for discerning buyers, the true allure lies in the blend of natural beauty and community amenities. Convenient shopping and delectable dining establishments are minutes away. Golf enthusiasts may find solace in potential memberships at the renowned UT Golf Club. Immerse yourself in a



myriad of leisure pursuits by engaging in friendly competition or splashing with friends at one of three swim centers, perfecting your tennis or pickleball game on abundant courts, or relishing in the lighted dog park with your four-legged companion. Test yourself with a challenging mountain bike ride or a hiking adventure along the extensive 20-mile trail network, or witness the laughter of children in the pocket parks' playgrounds. Prepare to be captivated by the allure that Steiner Ranch offers.

Built in 2001

**Essential Information**

ListingFeed	abor_vow
MLS® #	9527829
List Price	\$1,159,000
Sale Price	\$1,100,000
Sale Date	January 17th, 2024
Bedrooms	6
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,099
Acres	0.35
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	13312 Country Lake Drive
Subdivision	Steiner Ranch Ph 02 Sec 05
City	Austin
County	Travis
State	TX
Zip Code	78732

## Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Available, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Golf, Lake, Playground, Park, Pool, Shopping, Tennis Court(s), Trails/Paths
Parking	Attached, Door-Multi, Door-Single, Garage Faces Front, Garage, Workshop in Garage
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None
Has Pool	Yes

## Interior

Interior	Carpet, Tile
Appliances	Built-In Oven, Convection Oven, Down Draft, Double Oven, Dishwasher, Electric Oven, Gas Cooktop, Gas Water Heater, Microwave
Heating	Fireplace(s), Natural Gas, Zoned
Cooling	Central Air, Electric, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Factory Built, Family Room, Gas, Sealed Combustion
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Exterior Steps, Rain Gutters, See Remarks
Lot Description	Back Yard, Landscaped, Sprinklers Automatic, Sloped Up, Trees Large Size
Windows	Aluminum Frames, Blinds, Double Pane Windows, Drapes, Low Emissivity Windows, Window Treatments
Roof	Composition, Shingle
Construction	Brick Veneer, HardiPlank Type
Foundation	Slab

## School Information

District	Leander ISD
Elementary	Steiner Ranch
Middle	Canyon Ridge

High

Vandegrift