

\$1,274,900 - 13612 Coletto Creek Trail, Austin

MLS® #9904351

\$1,274,900

4 Bedroom, 5.00 Bathroom, 4,512 sqft
Residential on 0.27 Acres

Steiner Ranch Ph 01 Sec 06f, Austin, TX

A Family Refuge and Sanctuary nestled behind the secluded gates of River Heights Overlook in Steiner Ranch, this 2 story home offers 4512 sq ft, 4 bedrooms, 4.5 baths, an office, formal dining, sunroom, game room, media room and a 3-car garage on a .25-acre lot. Upon entering, a wide foyer greets with an office to the right and a huge dining room to the rear and left. The massive living area has two story ceilings and a wall of windows looking out to the private back yard. A classically beautiful kitchen with its alder cabinets and granite counters allowing counter seating for at least 6, overlooks the living area. A breakfast space takes in the covered patio and yard. Extending off the kitchen/breakfast area is a wonderful sunroom lined with 7 windows allowing natural light to flood the downstairs. Also on the main floor is the primary bedroom and its ensuite bath and walk-in closet. A second set of stairs takes you from the sunroom to the upstairs. Here there are 2 bedrooms with ensuite baths, and a 3rd bedroom with full bath across the hall. For family and friends' fun nights, the game room offers a huge space large enough for all types of fun. Finally, for movie nights step down into the huge media room with its screen and a dry bar. The home has been updated with new light fixtures, stunning solid 6" plank wood flooring and new paint throughout. Outside, a huge flat yard awaits the addition of a playscape, a pool, or any other activity. Just up the road are Laura Bush Elementary and



Canyon Ridge Middle School. Vandegrift High is a quick bus ride away. All are exceptionally highly rated schools. Steiner Ranch is a prize location in Austin's ETJ offering a close community of people from all over the world who love to work, live, and play here. It offers hiking trails, pools, parks, tennis courts, soccer, baseball, and softball fields, boat docks as well as the UT Golf Club, shopping, restaurants, and medical offices. This special family retreat is a must see.

Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	9904351
List Price	\$1,274,900
Sale Price	\$1,274,900
Sale Date	August 10th, 2023
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	4,512
Acres	0.27
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	13612 Coleto Creek Trail
Subdivision	Steiner Ranch Ph 01 Sec 06f
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Electricity Available, Natural Gas Available, Water Connected
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Features	Common Grounds/Area, Dog Park, Golf, Gated, Internet Access, Lake, Playground, Park, Pool, Sidewalks, Tennis Court(s), Trails/Paths
Parking	Attached, Door-Multi, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Sprinklers In Rear, Sprinklers In Front, Interior Lot, Level, Sprinklers Automatic, Few Trees, Trees Medium Size
Windows	Aluminum Frames, Blinds, Double Pane Windows
Roof	Composition
Construction	Brick Veneer, Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

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