

\$949,000 - 12102 Moriah Bnd 7, Austin

MLS® #2373729

\$949,000

4 Bedroom, 3.00 Bathroom, 3,222 sqft

Residential on 0.14 Acres

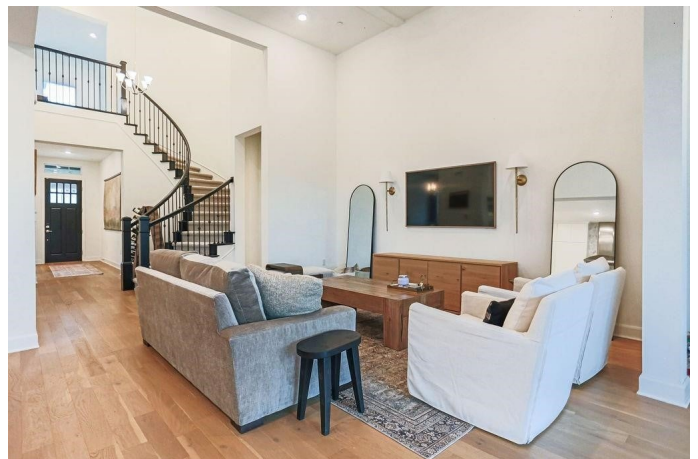
The Retreat at Steiner Ranch, Austin, TX

Welcome to your dream home in the prestigious Retreat at Steiner Ranch. Featuring Lennar's™ highly sought-after Vazzano floor plan, this two-story residence with a two-car garage offers 4 bedrooms and 3 baths.

On the main level, you'll find the primary suite with a luxurious bathroom and walk-in closet, a guest bedroom with full bath, a private study, and a spacious formal dining room—providing comfort and convenience all on one floor. Caramel-toned engineered wood flooring runs through the main living areas. The kitchen shines with expansive countertops, upgraded stainless-steel appliances, and abundant cabinetry—perfect for the home chef. Large windows throughout the living spaces, bay windows in the primary suite, and natural light at every turn enhance the home's inviting atmosphere.

Upstairs, enjoy two bedrooms and a full bath, plus a versatile game room and a generous media room, creating plenty of space for fun and relaxation. Builder upgrades include speakers in the living room, game room, and back porch, pre-wiring for 5.1 surround sound and a projector in the media room, EV charging capability in the garage, and a whole-home Ring security system.

Backing to more than 200 acres of greenbelt, this home offers both privacy and serene views of nature. The backyard provides ample space with pool potential, giving you the opportunity to create your personal outdoor



retreat.

Ownership includes membership in two homeownersâ€™™ associations, ensuring an exceptional community lifestyle. The Master HOA grants access to three swimming pools, tennis courts, a lake club with boat docks, and beautifully maintained common areas. The Retreat at Steiner Ranch HOA manages neighborhood amenities, including landscaping, street lighting, and the signature fountain that welcomes you home.

Built in 2022

Essential Information

MLS® #	2373729
Price	\$949,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,222
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	ParkGreenbelt,TreesWoods
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Community Information

Address	12102 Moriah Bnd 7
Area	RN
Subdivision	The Retreat at Steiner Ranch
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Features	Clubhouse, Laundry Facilities, Pool, Tennis Court(s), Curbs
Parking	Garage
# of Garages	2

Interior

Interior	Carpet, Laminate, Tile
Appliances	Built-In Range, Convection Oven, Dryer, Dishwasher, Disposal, Microwave, Oven, Water Softener, Washer
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs to Greenbelt/Park, Sprinklers Automatic, See Remarks, Views
Roof	Composition, Shingle
Construction	HardiPlank Type, Stone, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	Steiner Ranch
Middle	Canyon Ridge
High	Vandegrift

Additional Information

Date Listed	September 26th, 2025
Days on Website	35
Days on Market	33
HOA Fees	2310
HOA Fees Freq.	Annually

Property Listed by: Holby Homes, LLC
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