

# \$1,050,000 - 13008 Medina River Way, Austin

MLS® #2570301

**\$1,050,000**

4 Bedroom, 3.00 Bathroom, 2,790 sqft

Residential on 0.16 Acres

Steiner Ranch Ph 01 Sec 02-A, Austin, TX

A modern marvel nestled within Austin's esteemed Steiner Ranch community redefines premier living. This thoughtfully designed home, built with durable 2x6 construction and energy-efficient spray foam insulation, offers ample outdoor space accented with Massaranduba wood to relish the surrounding beauty, boasting greenbelt on two sides for ultimate privacy. The striking contemporary facade, complemented by lush landscaping, creates an immediate sense of home. Step inside your sliding glass doors to a world of open-concept brilliance, with 8 foot doors, 10 foot high ceilings and the expansive custom windows flood the home with natural light, showcasing the exquisite walnut stairs and oak hardwoods gracing the upper level. Spacious living and dining areas flow seamlessly, creating an inviting environment for both everyday living and entertaining. The open concept kitchen is equipped with sleek cabinetry, quartz countertops, stainless steel appliances, and an oversized island. Whether hosting friends for brunch or holiday dinner, the flow of this home makes every occasion feel special. This home offers incredible versatility with its living spaces. A dedicated office on the main floor presents an opportunity to be easily converted into a fourth bedroom, a quiet study, or creative space. The private primary suite is a retreat, complete with a spa-like bath featuring dual vanities, a soaking tub, a spacious walk-in shower, and a generous walk-in closet. Outside, the mostly



flat lot provides plenty of room for a future pool. A covered back patio, perfect for morning coffee or winding down in the evenings, is enhanced by a stylish pergola and lights, creating an ideal outdoor living space. The home is also water softener ready for enhanced comfort and an advanced 6-zone HVAC system for optimal climate control. Residents of Steiner Ranch enjoy exclusive access to resort-style amenities and highly-rated schools, making this an exceptional opportunity for premier living.

Built in 2012

**Essential Information**

MLS® #	2570301
Price	\$1,050,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,790
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

View	ParkGreenbelt,Hills,Neighborhood
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**Community Information**

Address	13008 Medina River Way
Area	RN
Subdivision	Steiner Ranch Ph 01 Sec 02-A
City	Austin
County	Travis
State	TX
Zip Code	78732

**Amenities**

Utilities	Electricity Available, Sewer Available, Water Available
Features	Clubhouse, Dog Park, Lake, Pool, Trails/Paths
Parking	Attached, Driveway, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener

## Interior

Interior	Tile, Wood, Concrete, Slate, Stone
Appliances	Built-In Electric Oven, Dishwasher, Gas Cooktop, Range Hood
Heating	Central
Fireplaces	None
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard, Rain Gutters, Balcony, Uncovered Courtyard
Lot Description	Backs to Greenbelt/Park, Level, Private
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

## School Information

District	Leander ISD
Elementary	Steiner Ranch
Middle	Canyon Ridge
High	Vandegrift

## Additional Information

Date Listed	July 15th, 2025
Days on Website	89
Days on Market	76
HOA Fees	526
HOA Fees Freq.	Semi-Annually

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