

\$780,000 - 1016 Merlene Dr, Austin

MLS® #3623340

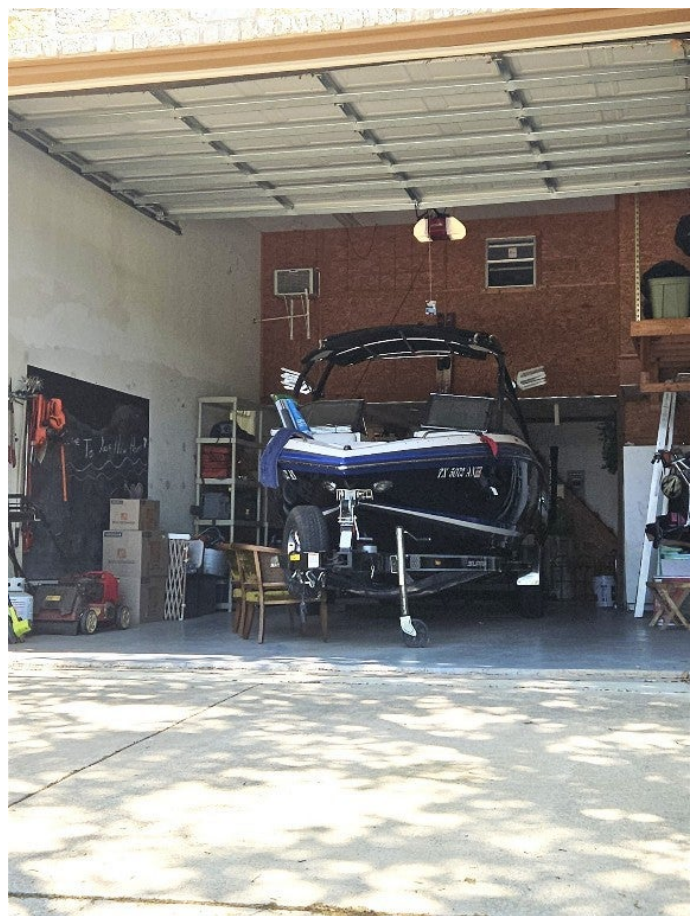
\$780,000

3 Bedroom, 3.00 Bathroom, 2,999 sqft

Residential on 0.30 Acres

River Ridge, Austin, TX

FREEDOM AND PEACE – A Home That Offers Both in Abundance This is more than a home—it's a lifestyle. Here, you're free to park your RV and your boat with ease—one in the garage, one inside the gated side yard, or both outside. Just under a mile from the public boat launch on Lake Austin, adventure is always close at hand. Stroll along the peaceful, tree-lined streets or down to the lake, where quiet serenity surrounds you. Relax or garden in the expansive backyard, which features three separate fenced areas and backs to privately owned natural land. With no home owner fees, you'll enjoy financial freedom with a low 2024 tax rate of just 1.72%. Step through the front door into an open-concept living space that combines kitchen, family room, and dining area—perfect for connection and entertaining. The primary suite is a private retreat, featuring a spacious bedroom, a cozy sitting area with a fireplace and views of the side yard, and a luxurious ensuite bath with dual vanities, a spa tub, separate shower, and private commode. From there, the walk-in closet and laundry room flow directly into a personal sauna—your private spa awaits. Upstairs, a huge game room with wet bar and refrigerator opens onto a large balcony—another perfect spot to enjoy the peaceful setting. Off the game room, you'll find a dedicated media room ready for movie nights or gaming marathons, and a private office with its own window and closet—ideal



for uninterrupted work-from-home days. Two additional bedrooms and a full bath are located down the hall, offering space and privacy for family or guests. All of this sits on a beautifully landscaped 0.3-acre lot adorned with ancient oak trees. Zoned to highly regarded Leander schools and located near Quinlan Park (with playgrounds and a boat launch), plus quick access to shopping, major roads, and the beauty of Lake Travis and Central Texas. Come experience the rare blend of serenity and freedom—this is more than a home; it’s your sanctuary.

Built in 2002

Essential Information

MLS® #	3623340
Price	\$780,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,999
Acres	0.30
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	TreesWoods
------	------------

Community Information

Address	1016 Merlene Dr
Area	RN
Subdivision	River Ridge
City	Austin
County	Travis
State	TX

Zip Code 78732

Amenities

Utilities Cable Available, Electricity C
Propane, Phone Available
Underground Utilities, Cable

Features Lake, Playground, Park, Tras

Parking Door-Single, Driveway, Gar
Gravel, RV Access/Parking, P

of Garages 3

Garages Garage Door Opener

Interior

Interior Carpet, Tile, Wood

Appliances Built-In Electric Oven, Bar Fridge, Dishwasher, Exhaust Fan, Disposal,
Propane Cooktop, Wine Cooler

Heating Central, Electric, Fireplace(s), Ceiling, Forced Air

of Fireplaces 2

Fireplaces Family Room, Bath, Circulating, Den, Double Sided, Glass Doors,
Propane, See Through

of Stories 2

Stories Two

Exterior

Exterior Features Balcony, Private Yard, Dog Run

Lot Description Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In
Front, Landscaped, Sprinklers Automatic, Sprinklers In Ground,
Sprinklers On Side, Few Trees, Gentle Sloping, Sloped Up, Trees Large
Size

Roof Metal

Construction Masonry, Stone, Stucco

Foundation Slab

School Information

District Leander ISD

Elementary River Ridge

Middle Canyon Ridge

High Vandegrift

Additional Information



Date Listed	March 28th, 2025
Days on Website	203
Days on Market	169

Property Listed by: Coldwell Banker RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 19th, 2025 at 1:46am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.