

\$875,000 - 12308 Simmental Dr 94, Austin

MLS® #7868570

\$875,000

5 Bedroom, 4.00 Bathroom, 3,078 sqft

Residential on 0.21 Acres

The Retreat at Steiner Ranch, Austin, TX

****New Carpet, light fixtures in dining and kitchen and interior paint.**** Enjoy the Steiner Ranch lifestyle in this beautiful 2-story home, completed December of 2020, sits on a prime corner lot! Spectacular .21-acre Homesite tucked into the Greenbelt. Situated on a dead-end street, you enjoy minimal through traffic & plenty of private parking behind the home. Soaring vaulted ceilings & abundant natural light, draws your eye to the wall of windows overlooking the backyard. Beautiful living spaces, up and downstairs, this amazing 5-bedroom home has everything you need to entertain in style & enjoy a luxury hill country lifestyle. Quartz counters & stainless steel appliances create a space for entertaining in the open dining and living areas. Wood flooring downstairs, white cabinetry, Silestone & a modern chevron backsplash compliment this expansive Plan. Retreat to the luxurious master suite complete with walk-in shower & tub, dual vanities & walk-in closet. Guest bedroom downstairs with full bath. Three additional bedrooms upstairs, an office, full bathroom & half bathroom for the whole family or guests to spread out. Living area upstairs is spacious and quiet. Step out onto your own private backyard oasis with stellar views & covered patio overlooking the greenbelt. Built with fire suppression system. Massive Game Room & Media Room too! Zoned to award-winning Leander ISD schools, and close to prime shopping, restaurants & entertainment. Enjoy Steiner's world-class



amenities including three community centers with pools, lake access, multiple parks, dog park, playgrounds, tennis courts, 20-mile hiking trails & a waterfront Lake Club on Lake Austin. When submitting an offer please use the Residential Condominium Contract. Buyer or buyer's agent to verify all information to be correct.

Built in 2020

Essential Information

MLS® #	7868570
Price	\$875,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,078
Acres	0.21
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	ParkGreenbelt,TreesWoods
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Community Information

Address	12308 Simmental Dr 94
Area	RN
Subdivision	The Retreat at Steiner Ranch
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Electricity Available, Natural Gas Available, Water Available
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Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Playground, Pool, Sidewalks, Tennis Court(s), Trails/Paths
Parking	Attached, Garage, Guest
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Natural Gas
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Corner Lot, Cul-De-Sac, Backs to Greenbelt/Park, Irregular Lot, Many Trees, Sprinklers Automatic, Sprinklers In Ground
Roof	Composition
Construction	Masonry
Foundation	Slab

School Information

District	Leander ISD
Elementary	Steiner Ranch
Middle	Canyon Ridge
High	Vandegrift

Additional Information

Date Listed	August 29th, 2025
Days on Website	63
Days on Market	32
HOA Fees	175
HOA Fees Freq.	Monthly

Property Listed by: Waterloo Realty, LLC
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