

\$599,900 - 303 Merion Dr, Austin

MLS® #8529163

\$599,900

5 Bedroom, 4.00 Bathroom, 2,728 sqft
Residential on 0.25 Acres

Belterra Ph 4 Sec 13, Austin, TX

Stunning Highland built home backing to a greenbelt in Belterra! This beautifully designed 5- or even 6-bedroom, 3.5-bath home in the sought-after Belterra community offers the perfect blend of city convenience and laid-back Hill Country lifestyle. Built in 2016, the extremely flexible floor plan features six rooms with doors and closets - ideal as bedrooms or potential office, gym, nursery, or hobby spaces. With multiple adjacent bathrooms, this layout is perfect for guests or multi-generational living. The spacious 3-car tandem garage offers room for two vehicles plus ample storage or workspace. Inside, the home boasts soaring ceilings, wood flooring in the main living areas, plantation shutters throughout, elegant hallway arches, and abundant recessed lighting. The private owners retreat features a cozy sitting area, while the open-concept living, dining, and kitchen spaces showcase stunning greenbelt views and a gorgeous Texas limestone fireplace. Step outside to the private covered back patio, where you can relax or entertain while enjoying the peaceful greenbelt setting. Ideally located in Belterra, this home is just a block from the neighborhood park and a short drive to the in-community elementary school. The community offers picturesque rolling hills, scenic trails, and vast green space, along with resort-style amenities, including a pool, recreation center, children's splash pad, and a state-of-the-art gym. Zoned to award-winning Dripping Springs ISD with the middle school



and a H-E-B just outside the community. With easy access to Highway 290, shopping, dining, and entertainment are minutes away, while downtown Austin and the Texas Hill Country are both within close reach.

Built in 2016

Essential Information

MLS® #	8529163
Price	\$599,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,728
Acres	0.25
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Water Feature/View

View	None
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Community Information

Address	303 Merion Dr
Area	HD
Subdivision	Belterra Ph 4 Sec 13
City	Austin
County	Hays
State	TX
Zip Code	78737

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Propane, Sewer Connected, Water Connected, Underground Utilities
Features	Clubhouse, Community Mailbox, Fitness Center, Playground, Park, Pool, Planned Social Activities, Street Lights, Sidewalks, Trails/Paths, Curbs

Parking	Attached, Door-Single, Driveway, Garage Faces Front, Garage, Lighted, Tandem
# of Garages	3
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Convection Oven, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Natural Gas
# of Fireplaces	1
Fireplaces	Family Room, Gas, Masonry, Raised Hearth, Stone
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Sprinklers In Ground, Few Trees, Trees Medium Size, Sloped Up
Roof	Composition, Shingle
Construction	Brick Veneer, Frame, Stone Veneer
Foundation	Slab

School Information

District	Dripping Springs ISD
Elementary	Rooster Springs
Middle	Sycamore Springs
High	Dripping Springs

Additional Information

Date Listed	September 3rd, 2025
Days on Website	39
Days on Market	30
HOA Fees	144
HOA Fees Freq.	Quarterly

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