\$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

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 61
Days on Market 30
HOA Fees 144

HOA Fees Freq. Quarterly

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