# \$1,335,000 - 13212 Coleto Creek Trl, Austin

MLS® #8659878

# \$1,335,000

5 Bedroom, 4.00 Bathroom, 5,091 sqft Residential on 0.29 Acres

Steiner Ranch Ph 01 Sec 06F, Austin, TX

SAVE WITH SELLER FINANCING AVAILABLE @ 5.5 % for 30 years. Modern luxury meets Hill Country charm in this exceptional residence in Steiner Ranch's gated River Heights Overlook section. Set on a lush, tree-filled lot, this home blends upscale design with everyday comfort. Once you step inside, you're greeted with soaring ceilings, wide open spaces, two staircases, and a sense of calm. Natural light pours through oversized windows in the formal living area, where a fireplace anchors the room and adds warmth to the contemporary palette. The heart of the home is a spacious kitchen outfitted with stainless appliances, custom cabinetry, and an expansive center island, equally ideal for casual mornings and evening entertaining. For dining, gather casually around the breakfast table or host a formal dinner party in the dedicated dining room. When work calls, a spacious home office provides just the right mix of guiet and inspiration. For relaxation, curl up with a book in the light-filled sun room. For entertainment, experience the ultimate in-home cinema in this state-of-the-art theater room, featuring luxurious velvet drapes, a custom floor-to-ceiling screen, and an impressive 16-speaker full surround sound system for an immersive audiovisual experience like no other. The primary suite on the main level is privately positioned with spa-inspired amenities: dual vanities, a soaking tub, an oversized shower, and two generous walk-in closets. Four additional







bedrooms on second level. Custom plantation shutters throughout.

Step outside to a private oasis. The sparkling heated in-ground pool and spa were built in Spring 2024 and are tucked beneath a canopy of mature trees. Additional highlights: 3-car garage, laundry room, and energy-efficient upgrades. Tucked in one of Steiner Ranch's most desirable pockets, just minutes from Lake Austin access, top-rated schools, and miles of hike & bike trails, this home offers luxury, location, and lifestyle in one beautiful package.

#### Built in 2007

#### **Essential Information**

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Price \$1,335,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 5,091

Acres 0.29

Year Built 2007

Type Residential

Sub-Type Single Family Residence

Status Active
Has Pool Yes

# Water Feature/View

View None

# **Community Information**

Address 13212 Coleto Creek Trl

Area RN

Subdivision Steiner Ranch Ph 01 Sec 06F

City Austin
County Travis

State TX

Zip Code 78732

#### **Amenities**

Utilities Electricity Available, Sewer Available, Water Available

Features Clubhouse, Community Mailbox, Curbs, Dog Park, Golf, Gated, Lake,

Pet Amenities, Playground, Park, Pool, Sport Court(s), Tennis Court(s),

Trails/Paths

Parking Attached, Door-Multi, Garage Faces Front, Garage

# of Garages 3

#### Interior

Interior Carpet, Tile, Wood

Appliances Built-In Oven, Double Oven, Dishwasher, Electric Cooktop, Disposal,

Microwave, Range Hood, Stainless Steel Appliance(s)

Heating Central

# of Fireplaces

Fireplaces Living Room

# of Stories 2
Stories Two

#### **Exterior**

Exterior Features No Exterior Steps, Private Yard, Rain Gutters

Lot Description Interior Lot, Landscaped, Sprinklers Automatic, Trees Medium Size,

Close to Clubhouse

Roof Composition

Construction Brick, Masonry

Foundation Slab

#### School Information

District Leander ISD

Elementary Laura Welch Bush

Middle Canyon Ridge

High Vandegrift

### **Additional Information**

Date Listed June 13th, 2025

Days on Website 143
Days on Market 113
HOA Fees 760

# HOA Fees Freq. Semi-Annually Gated Community Yes

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