

\$1,335,000 - 13212 Coletto 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 quiet 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

MLS® #	8659878
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	1
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	121
Days on Market	113
HOA Fees	760

HOA Fees Freq. Semi-Annually

Gated Community Yes

Property Listed by: Compass RE Texas, LLCThe 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 12th, 2025 at 7:01am 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.