

\$780,000 - 1016 Merlene Drive, Austin

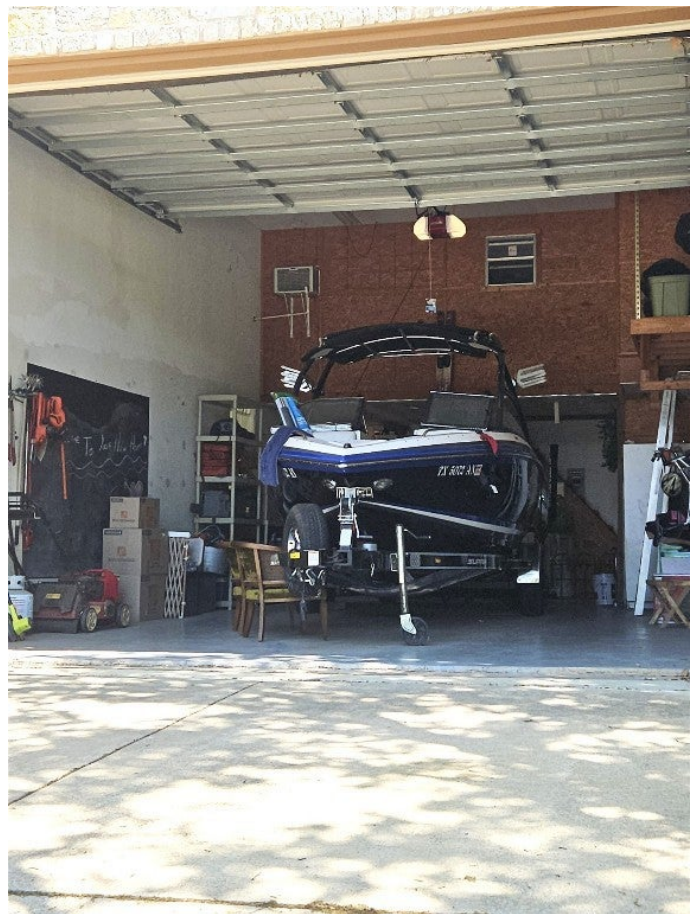
MLS® #3623340

\$780,000

3 Bedroom, 3.00 Bathroom, 2,999 sqft
Residential on 0.30 Acres

River Ridge, Austin, TX

FREEDOM AND PEACE – A Home That Offers Both in Abundance This is more than a home—it's a lifestyle. Here, you're free to park your RV and your boat with ease—one in the garage, one inside the gated side yard, or both outside. Just under a mile from the public boat launch on Lake Austin, adventure is always close at hand. Stroll along the peaceful, tree-lined streets or down to the lake, where quiet serenity surrounds you. Relax or garden in the expansive backyard, which features three separate fenced areas and backs to privately owned natural land. With no home owner fees, you'll enjoy financial freedom with a low 2024 tax rate of just 1.72%. Step through the front door into an open-concept living space that combines kitchen, family room, and dining area—perfect for connection and entertaining. The primary suite is a private retreat, featuring a spacious bedroom, a cozy sitting area with a fireplace and views of the side yard, and a luxurious ensuite bath with dual vanities, a spa tub, separate shower, and private commode. From there, the walk-in closet and laundry room flow directly into a personal sauna—your private spa awaits. Upstairs, a huge game room with wet bar and refrigerator opens onto a large balcony—another perfect spot to enjoy the peaceful setting. Off the game room, you'll find a dedicated media room ready for movie nights or gaming marathons, and a private office with its own window and closet—ideal



for uninterrupted work-from-home days. Two additional bedrooms and a full bath are located down the hall, offering space and privacy for family or guests. All of this sits on a beautifully landscaped 0.3-acre lot adorned with ancient oak trees. Zoned to highly regarded Leander schools and located near Quinlan Park (with playgrounds and a boat launch), plus quick access to shopping, major roads, and the beauty of Lake Travis and Central Texas. Come experience the rare blend of serenity and freedom—this is more than a home; it’s your sanctuary.

Built in 2002

Essential Information

MLS® #	3623340
Price	\$780,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,999
Acres	0.30
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1016 Merlene Drive
Area	RN
Subdivision	River Ridge
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Cable Available, Electricity C Propane, Phone Available Underground Utilities, Cable
Features	Lake, Playground, Park, Tras
Parking	Door-Single, Driveway, Gar Opener, Boat, Gravel, Ou Tandem
Garage Spaces	3
Garages	Garage Door Opener
View	Trees/Woods
Waterfront	None



Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Bar Fridge, Dishwasher, Exhaust Fan, Disposal, Propane Cooktop, Wine Cooler
Heating	Central, Electric, Fireplace(s), Ceiling, Forced Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Bath, Circulating, Den, Double Sided, Glass Doors, Propane, See Through
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard, Dog Run
Lot Description	Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Few Trees, Gentle Sloping, Sloped Up, Trees Large Size
Roof	Metal
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	River Ridge
Middle	Canyon Ridge
High	Vandegrift

Additional Information

Date Listed March 28th, 2025

Days on Market 192

Listing Details

Listing Office Coldwell Banker Realty

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Listing information last updated on October 14th, 2025 at 8:01pm CDT