



VAN LEEUWEN GROUP  
Avalar Austin Real Estate

# Property Highlights

1316 CASSIOPEIA WAY | AUSTIN, TEXAS 78732

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**5 Beds | 4.5 Baths | 3,837 SF Interior | 0.22 Acre lot | Built in 2008**

**In-Ground Pool & Spa | Private Yard & Greenbelt Buffer | Steiner Ranch Living**

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## **PROPERTY HIGHLIGHTS** - *Spacious Design Meets Efficiency & Technology*

- Low maintenance brick and stone exterior
- Covered front porch
- Owned solar panels that generate energy credits
- Two HVAC systems + two water heaters for efficient climate control and comfort
- Water softener and reverse osmosis filtration system (serviced annually)
- Durable 9" luxury vinyl plank flooring throughout main living areas
- Integrated 6-zone sound system with built-in speakers (indoor + outdoor)
- Designer lighting throughout including statement chandeliers and recessed lighting
- Tinted window film on back windows to minimize the effects of the Texas summer
- Glass break detection on several key windows for added security

## **MAIN LEVEL HIGHLIGHTS** - *Elevated Finishes & Everyday Functionality*

### Entryway/Foyer

- Modern statement chandelier
- Custom high-end wallpaper
- Detailed custom molding along staircase
- Wrought iron balusters with refinished stair railing and luxury patterned carpet on stairs

### Office/Study

- French doors for added privacy
- Fresh neutral designer paint color

### Powder room

- Custom vanity & mirror
- Designer paint and wall stenciling detail

### Laundry room

- Custom cabinetry and countertops accented by subway tile backsplash
- Deep utility sink and plentiful shelving for storage
- Hanging drying rack



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## **KITCHEN** - *Stylish, Functional & Designed to Impress*

- Quartz counters and classic arabesque tile backsplash
- Rich cabinetry painted Dovetail Gray with custom pullouts for maximum storage
- GE Profile stainless appliances - built-in oven & microwave, dishwasher, 5-burner gas cooktop, and wine fridge
- Custom vent hood
- Recessed lighting as well as modern pendant lights
- Large deep sink with touch faucet and reverse osmosis system
- Raised breakfast bar seating for eating on the go
- Built-in speakers for seamless entertaining

## **PANTRY/PREP KITCHEN** - *A Rare and Thoughtful Bonus Space*

- Custom Sun Mountain swinging doors
- Custom cabinets with extensive storage and display space
- Quartz counters with a dedicated water spigot (ideal for a coffee station)
- Herringbone tile flooring and designer backsplash
- Extensive shelving and recessed lighting

## **DINING & FAMILY ROOM** - *Light-Filled Spaces Made for Gathering*

- Family room with soaring ceilings and a wall of windows overlooking back patio
- Upper transom windows enhance natural light throughout
- Stacked stone fireplace with gas logs, raised hearth, and custom wood mantle
- Built-in TV cabinetry and modern ceiling fan
- Dining room with crown molding, elegant chandelier, and designer paint in Hale Navy
- Wired for surround sound via 6-zone speaker system
- Breakfast area offers a cozy yet open dining space with seamless flow to kitchen and family room

## **GUEST SUITE/FLEX SPACE** - *Ideal for Visitors or Extra Work-from-Home Space*

- Private 5th bedroom tucked at the back of the home
- Overlooks pool and backyard
- Full ensuite bath with neutral finishes
- Perfect set-up for in-laws, guests, or as a second home office



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## **PRIMARY SUITE** - *A Private Retreat with Refined Details*

- Spacious bedroom with tray ceiling, crown molding, soft carpet, custom black-out drapes, and wired for speakers
- Wall of windows overlooking the backyard
- Remodeled spa-like bath with Italian marble floors and built-in speaker system
- Freestanding soaking tub with floor-mounted tub filler and wall niche
- Modern chandelier that adds luxury to the spa-like setting
- Frameless shower with handheld spray feature plus product and shaving niche
- Raised custom vanities with granite countertops
- Expansive closet with built-in cabinetry, additional vanity area, laundry pullout for hampers, and built-in ironing board

## **UPSTAIRS** - *Flexible Living & Comfortable Spaces*

- Media room with tray ceiling, built-in surround sound, and luxury vinyl plank flooring
- Carpeted bedrooms with walk-in closets, vaulted ceilings, custom chair molding, and neutral paint
- Freshly painted Jack-and-Jill bath with dual vanities, linen storage, and oil-rubbed bronze fixtures
- Private guest suite (Bedroom 4) with vaulted ceiling and adjoining full bath

## **OUTDOOR LIVING** - *Resort-Style Backyard Built for Fun & Entertaining*

- Extended covered patio with corrugated metal roof, festive string lights, and custom wrought iron railing
- Updated custom textured patio flooring and Sundeck pool decking
- Outdoor kitchen with Lueders countertop, gas grill, drop-in cooler, storage drawers, and trash bin
- Outdoor mounted TV setup with HDMI connection and Roku compatibility
- Practical roller shades for afternoon sun comfort
- Saltwater pool (max depth ~7 ft and approximately 23,000 gallons) with spa
- Custom pool features include dual sheers, bubbler, and multiple underwater benches
- Gas fire pit with surrounding built-in stone seating

## **GARAGE** - *Abundant Storage & Flexibility*

- Oversized 2-car garage (previously a tandem prior to pantry expansion) with great storage space
- Mounted track system with hanging storage
- Overhead rack shelving for flexible storage



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## ABOUT THE COMMUNITY - Steiner Ranch Living at Its Best

- Master-planned community known as “the land between the lakes” because of its proximity to both Lake Austin and Lake Travis
- Close proximity to the Steiner Ranch Lake Club with access to Lake Austin
- Top-tier amenities including: three community pools, numerous parks and playgrounds, sport courts and fields, tennis/pickleball courts, a dedicated dog park, and the lake club
- Unrivaled outdoor recreation with over 20 miles of scenic hiking and biking trails
- Proximity to the University of Texas Golf Club (private) with the opportunity for social, swim/tennis, and/or full golf memberships
- Highly acclaimed Leander ISD schools located right within the neighborhood that are part of the Vandegrift High School feeder pattern
- Strong sense of community with planned events and activities year-round
- Retail, restaurants, medical/dental, and various services located within the community

