



VAN LEEUWEN GROUP
Avalar Austin Real Estate

Property Highlights

11932 PALISADES PARKWAY | AUSTIN, TEXAS 78732

5 Beds | 4.5 Baths | 3,927 SF Interior | 0.32 Acre lot | Built in 2010

In-Ground Pool & Spa | Corner Lot & Large Backyard | Steiner Ranch Living

CURB APPEAL & FIRST IMPRESSIONS - *Spacious, private & framed by beautiful oak trees*

- Large corner lot with mature trees that provide privacy & shade
- Covered front porch overlooking the large front/side yard
- Low maintenance brick & stone exterior
- Stately front door with beveled glass & wrought iron detail
- Drought tolerant landscaping

MAIN LEVEL HIGHLIGHTS - *Designed for everyday living + effortless entertaining*

- Soaring foyer with dramatic staircase + wrought iron balusters
- Hardwood floors throughout the main level
- Neutral paint palette + timeless finishes
- Plantation shutters along the front of the home
- Wired for security & surround sound
- Dedicated study with French doors for added privacy
- Powder room with pedestal sink
- Laundry room with sink, granite counters + built-in cabinets that provide great storage

DINING & FAMILY ROOM - *Comfortable, refined & centered around connection*

- Elegant dining room with modern lighting & a view of the front yard
- Crown molding + custom drapery
- Family room with high ceilings & a wall of windows that look out onto the back patio
- Upper transom windows with custom wrought iron accents
- Cozy fireplace with custom faux finish & gas logs
- Built-in TV cabinetry (fits up to a 55" TV)
- Functional layout with flexibility for different furniture configurations



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KITCHEN - *Warm, functional, & built for gatherings*

- Rich cabinetry with extensive storage space + pull-out trash cabinet
- Granite countertops + tumbled travertine backsplash
- GE Profile stainless appliances + a 5-burner gas cooktop
- Breakfast bar with stacked stone detail + pendant lights
- Walk-in pantry with ample shelving
- Under- and above-cabinet lighting + recessed lighting

DEDICATED WINE/BAR LOUNGE & BREAKFAST AREA - *The ideal flow for entertaining*

- Entertainer's dream space with custom cabinetry + wine storage
- Built-in wine fridge + granite countertops & a stacked stone backsplash
- Built-in speakers + recessed lighting
- Open flow between the family room & kitchen
- Bright breakfast area with a wall of windows + modern lighting

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

- Private 5th bedroom located downstairs & tucked away from main living area
- Full ensuite bath with neutral finishes
- Perfect set-up for in-laws or guests, as a second home office or even an exercise room

PRIMARY SUITE - *Private retreat with space, timeless finishes, & spa-like comfort*

- Generous layout (ample room for a king-size bed)
- Wall of windows accented by custom drapes that overlook the backyard
- Hardwood floors + tray ceiling with crown molding detail
- Dual vanities with travertine countertops + built-in medicine cabinets
- Corner jetted tub + separate shower with bench & product niche
- Travertine floors + oil-rubbed bronze fixtures
- Dedicated linen closet
- Large walk-in closet with built-in cabinets plus an additional storage nook



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UPSTAIRS - *Comfortable Spaces Designed for Relaxation*

- Dedicated media room with oversized screen, built-in cabinetry, black-out drapes, wired for surround sound & shady treetop views
- Spacious, carpeted secondary bedrooms (Bedroom 2 & 3) with walk-in closets & plantation shutters
- Jack-and-Jill bath with dual vanities, linen storage, & oil-rubbed bronze fixtures
- Private guest suite (Bedroom 4) with adjoining full bath
- Built-in hallway desk/study space
- Ample storage throughout with several different attic spaces

OUTDOOR LIVING - *Resort-Style Setting with Privacy, Shade, & Space to Unwind*

- Covered flagstone patio with gas fireplace & raised hearth
- Built-in speakers + mounted TV (conveys with the sale)
- Built-in grill station with fridge, storage, & durable Lueders countertops
- Multiple seating areas - including a shady lounge space
- Sparkling pool with PebbleTec finish + tanning ledge, sheers, underwater benches, & bubblers
- Built-in hot tub (seats 6-8)
- Large yard with wood fencing reinforced by steel posts
- Oak trees provide shade + crepe myrtles add vibrant color + palm trees add tropical vibes
- Privacy with beautiful backyard views, yet an ideal setting for entertaining friends & hosting a fun pool party

GARAGE - *Abundant Storage & Flexibility*

- Large 3-car side-by-side garage with great storage space & extensive shelving
- Epoxy-finished garage floors



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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
- Minutes to Bella Mar Community Center (pool, sport court/fields, tennis/pickleball courts)
- Top-tier community amenities including: three pools, numerous parks & playgrounds, sport courts and fields, tennis/pickleball courts, a dedicated dog park, and the Steiner Ranch Lake Club (with access to Lake Austin)
- 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

