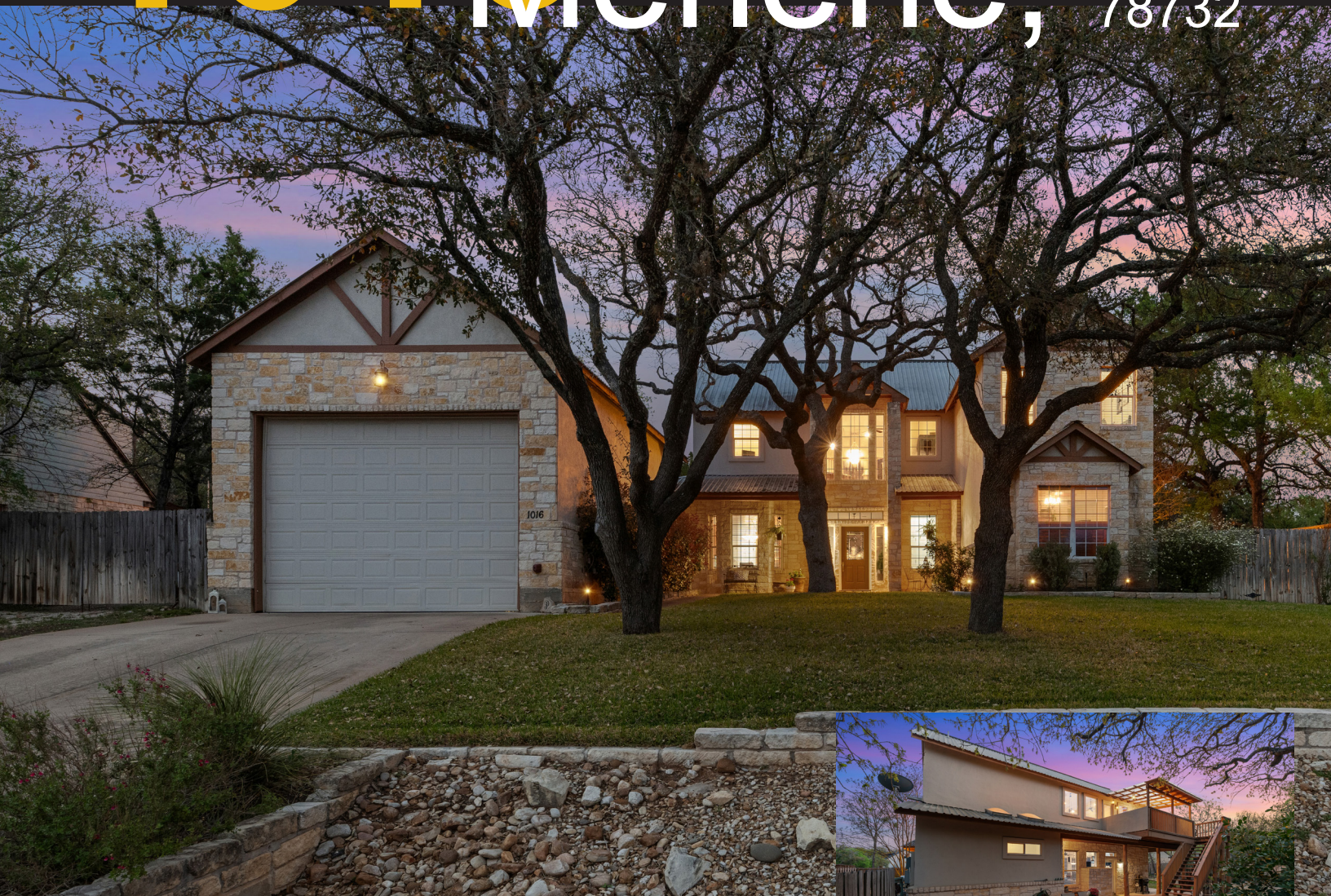


# 1016 Merlene, 78732



Peace and Freedom

Offered at \$889,000

**Melanie Damron**

CLHMS, ALHS, MCNE, CNE, CNHS, ePro,



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COLDWELL BANKER  
REALTY





FREEDOM and PEACE – the home that abundantly provides both. Here you are free to park your RV and your boat, one in the garage and one inside the side gate. You are free to hit the water of Lake Austin from the public boat launch less than a mile away. You are free to wander the tree-filled streets and down to the lake. You are free to garden in the huge backyard or sit and relax in 3 separate fenced areas. You can have movie night in the theatre room, or game night in the game room. Enjoy your own sauna, too. You are also free from any HOAs, their dues, or rules, and free from high taxes with the rate being 1.72% in 2024. Leander schools await the youngsters and Quinlan Park with its play area and boat launch. Come experience the incredible peace of this home and live free.



-3/2.5/3 home  
 3000 sq ft.  
 .32 acres w/ huge oaks and gardening space  
 Office, sitting room, game room, Sauna room  
 RV or large boat garage or room for 2-3 cars  
 Gated entrance to park RV or boat inside yard  
 3 HVAC systems - all electric  
 Propane on property for cooking, water,  
 Water softening system  
 .6 miles from public boat launch  
 Leander Schools, River Ridge Elem. Canyon  
 Ridge, Vandergrift

