

\$1,095,000 - 7120 Cielo Azul Pass, Austin

MLS® #1985155

\$1,095,000

0 Bedroom, 0.00 Bathroom,
Lots and Acreage on 1.83 Acres

Comanche Canyon Ranch, Austin, TX

Explosive panoramic Lake Travis and mountain views await the buyer of this nearly 2 acre lot in the exclusive gated Villa Montana neighborhood, just 24 minutes from downtown Austin. Sitting at one of the highest elevations in the county, this one of a kind homesite offers breathtaking views of the Texas Hill Country, perched overlooking the Lake Travis main body as well as Cypress Creek, canyons, and various greenbelt mountain ridges. Lounge on your balcony soaking in the mountaintop breezes during the day and incredible hill country sunsets in the evening. Originally the Villa Montana founder's lot, this is the largest in the neighborhood and enjoys the protection and amenity one of the area's most sought after luxury gated neighborhoods yet has been exempted from the HOA building rules and other fees/restrictions. Top rated Leander school district and a low tax rate as part of the Austin ETJ. Positioned toward the end of a cul-de-sac road, this lot backs to 1,000+ acres of contiguous greenbelt, offering endless undeveloped views, extended hiking, and plenty of privacy. Those ready to start living the lake lifestyle can enjoy easy access to nearby boat ramps, marinas, parks, and other Lake Travis amenities. With utilities all in place from a prior home and a recent survey with CAD on hand, the lot has been cleared and is ready for its new owner to build their ridgetop lake view dream home.



Essential Information

ListingFeed	abor_vow
MLS® #	1985155
List Price	\$1,095,000
Sale Price	\$1,052,500
Sale Date	February 26th, 2024
Bathrooms	0.00
Acres	1.83
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

Community Information

Address	7120 Cielo Azul Pass
Subdivision	Comanche Canyon Ranch
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Cable Available, Electricity Available, Fiber Optic Available, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Gated, Internet Access, Park, Street Lights, Sidewalks, Trash Pickup Door to Door
View	Canyon, Park/Greenbelt, Hills, Lake, Creek/Stream, Water
Waterfront	None

Exterior

Exterior Features	Private Yard
Lot Description	Bluff, Back Yard, Cul-De-Sac, Sloped Down, Front Yard, Backs to Greenbelt/Park, Gentle Sloping, Level, Native Plants, Open Lot, Near Public Transit, Rolling Slope, Many Trees, Few Trees, Trees Medium Size, Trees Small Size, Views

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift