

\$1,245,000 - 13240 Villa Montana Way, Austin

MLS® #2033094

\$1,245,000

3 Bedroom, 4.00 Bathroom, 3,895 sqft
Residential on 0.14 Acres

Villa Montana, Austin, TX

****OPEN HOUSE THIS SATURDAY, 11/12 FROM 1P-3P**** Spectacular Luxury Villa in the upscale gated community of Villa Montana, furnishings available as well. Located close by Lake Travis, just past The Oasis. This magnificent lake retreat was custom designed & and features high-end quality finishes throughout. The breathtaking living room boasts a wall lined with tall glass doors and arched windows that open the interior to the majestic private courtyard. Stunning archways, soaring vaulted ceilings, and hand-scraped hardwood floors provide an atmosphere that will make you feel like you are in an old-world European villa. Featuring a gourmet chef-inspired kitchen with high-end built-in SS appliances, a gas cooktop, granite countertops, and sophisticated custom cabinetry. The elegant main floor owner's suite boasts a spa-like ensuite bathroom, two impressive walk-in closets, and French doors that open onto the lovely private gardens. Upstairs you will find a loft area, game room/library with a wet bar, a media room, a large guest suite with a gorgeous ensuite bathroom, and a third bedroom with a wall of windows overlooking Lake Travis. Access the balcony from the loft or guest suite and enjoy spectacular hill country views. The professionally landscaped stone patio is well shaded by several mature live oaks and features lush gardens and beautifully crafted stone masonry. Entertaining here would be a dream! The second-floor luxury owner's



suite boasts an elegant, covered balcony that overlooks the courtyard and offers stunning views of the Comanche Canyon preserve. The home offers exquisite professional landscaping with intricate stonework and well-placed accent lighting. Step out your door and enjoy epic Lake Travis sunset views at the community fountain square, which is located just across from the home. Just 30 minutes to DT Austin. Exemplary Leander ISD Schools. Don't miss this opportunity to secure a luxury villa home in Austin's premier private enclave, Villa Montana.

Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	2033094
List Price	\$1,245,000
Sale Price	\$1,210,000
Sale Date	December 28th, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,895
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	13240 Villa Montana Way
Subdivision	Villa Montana
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Sewer Available, Water Available
Features	Common Grounds/Area, See Remarks, Curbs, Gated
Parking	Attached, Garage, Garage Faces Rear
# of Garages	2
Garages	Garage Door Opener
View	Hills, Neighborhood, Lake, River
Waterfront	None

Interior

Interior	Carpet, Tile, Wood, Stone
Appliances	Built-In Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Built-In Refrigerator, Convection Oven, Electric Oven
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Gas Log, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters, Balcony, Lighting, Uncovered Courtyard
Lot Description	Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers In Ground, Trees Medium Size, Trees Small Size, Interior Lot, Moderate Trees, See Remarks, Sprinklers Automatic, Sprinklers On Side
Windows	Screens, Shutters, Window Treatments
Roof	Tile
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift