

\$7,950,000 - 108 Stratford Reserve Place, Austin

MLS® #2052228

\$7,950,000

4 Bedroom, 6.00 Bathroom, 7,124 sqft
Residential on 1.36 Acres

Estates On Stratford Mountain, Austin, TX

Nestled on a cul-de-sac, this residence boasts a thoughtfully designed floor plan, providing a seamless blend of functionality and style. From inviting interiors to charming outdoor spaces, the home offers a variety of gathering areas suitable for everyday living and hosting memorable events. Additionally, the plans for a guest house and sport court convey or the opportunity to build more structures on the sprawling 1.36 property.

Upon entering, you are greeted by a large fireplace and wide plank oak flooring throughout. Large windows look out onto the front patio, complete with a fireplace, built-in grill space, and infinity pool with a spa.

The gourmet kitchen features Carrara marble countertops. An additional catering galley awaits, adorned with custom lacquered cabinetry and cleverly concealed appliances—a dream setup for both chefs and entertainers alike. A 280 bottle glass enclosed wine cellar and Carrara marble bar overlook the dining area.

The primary retreat is located on the main level and offers skyline views and ample natural light. The custom primary closet is both functional and spacious with built-in drawers and multiple triple-tier garment racks.

The main level also has a grand office that overlooks the backyard, a powder room, a mud room with custom cabinetry and built-ins, and a large laundry room, all off which are off the entrance to the 3 car garage.

This lower level has 3 bedrooms with ensuite



bathroom.

A glass-walled gym space awaits, equipped with a wall of mirrors and specialized sports flooring. Adjacent to the gym, a capacious media room offers built-in shelving, a kitchenette, a bar, and booth. The backyard has an alfresco entertaining space with a fire pit. The grassy backyard is softly sloped and terraced with custom steel edged landscaping to provide flat lawn area. A 152 panel solar array that offsets the majority of the home's energy cost and is completely hidden from any street view.

Built in 2012

Essential Information

ListingFeed	abor_vow
MLS® #	2052228
List Price	\$7,950,000
Sale Price	\$7,500,000
Sale Date	May 31st, 2024
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	7,124
Acres	1.36
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	108 Stratford Reserve Place
Subdivision	Estates On Stratford Mountain
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Other, Phone Available, Water Connected
Features	See Remarks
Parking	Attached, Kitchen Level, See Remarks
# of Garages	3
View	City, Pool, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Stone, Wood
Appliances	Bar Fridge, Dryer, Dishwasher, Gas Range, Ice Maker, Microwave, Oven, See Remarks, Stainless Steel Appliance(s), Wine Refrigerator, Washer
Heating	Central, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Barbecue, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters, See Remarks, Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Gentle Sloping, Landscaped, Native Plants, See Remarks, Views
Windows	Blinds, Skylight(s), See Remarks
Roof	See Remarks
Construction	Frame, Masonry, Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Eanes
Middle	Hill Country
High	Westlake