

# \$1,795,000 - 10315 James Ryan Way, Austin

MLS® #2259225

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## \$1,795,000

5 Bedroom, 5.00 Bathroom, 5,008 sqft  
Residential on 0.29 Acres

River Place Sec 15, Austin, TX

Spectacular traditional luxury home nestled in beautiful River Place, a destination community located in Northwest Austin. This 5,008 SqFt, classic 5 bedroom, 4.5 bathroom home has 3 levels of sweeping Hill Country views. Step into this custom Randy Rollo home through the wrought iron front door and experience, rich cherry hardwood floors at every turn. The main level has all the everyday living amenities; a private study with a built-in desk and walk-in closet for storage, an intimate living room with a gas fireplace, a wall of windows with views views views, a large balcony overlooking the backyard retreat, and stunning panoramic views. The main level Master Suite has a bay of windows to enjoy the hill country views, dual sink vanity, walk-in shower, plus an oversized walk-in closet loaded with built-ins. The kitchen has extensive features including a KitchenAid built-in refrigerator, double ovens, a five-burner cooktop, an impressive island with countertop seating, a breakfast nook, and an extensive buffet counter. There is a quaint dining room just off the kitchen, and a laundry room with a sink and plenty of storage. The upper level has 4 large bedrooms with stunning scenic views of Lake Austin, 2 bathrooms, a built-in desk, and bookshelves. The lower level offers inviting vacation-style living with, kitchenette/bar/family room area, a media room with an AV projector system, and a game room that opens out onto a covered patio. The outdoor living area is ideal for entertaining with the oversized pool/spa adorned with sheer



waterfall features, a diving board, and a summer kitchen. The large private patio and wood-burning fireplace sitting area are surrounded by mature landscaping. Gated side yard for dog-run with pet friendly artificial turf area. There is an oversized 3 car garage with storage and space for a workshop. River Place offers miles of sought-after hiking trails, an affordable membership golf course & country club, and Award-winning Leander ISD.

Built in 2001

**Essential Information**

ListingFeed	abor_vow
MLS® #	2259225
List Price	\$1,795,000
Sale Price	\$1,753,000
Sale Date	February 8th, 2022
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,008
Acres	0.29
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	10315 James Ryan Way
Subdivision	River Place Sec 15
City	Austin
County	Travis
State	TX
Zip Code	78730

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Underground Utilities
Features	Common Grounds/Area, Fishing, Golf, Lake, Playground, Planned Social Activities, Sidewalks, Tennis Court(s), Trails/Paths, Curbs
Parking	Garage, Garage Faces Side, Storage
# of Garages	3
Garages	Garage Door Opener
View	Canyon, Hills, Lake, Panoramic
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Range, Built-In Refrigerator, Double Oven, Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony, Barbecue, Dog Run, Outdoor Grill, Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Landscaped, Sprinklers Automatic, Trees Medium Size, Views
Windows	Double Pane Windows, Drapes, Shutters
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	River Place
Middle	Four Points
High	Vandegrift