

# \$3,750,000 - 605 Kodiak Trail, Cedar Park

MLS® #3686403

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## \$3,750,000

4 Bedroom, 5.00 Bathroom, 6,539 sqft  
Residential on 1.04 Acres

Breakaway Park Sec 4, Cedar Park, TX

This one-of-a-kind luxury estate is located in the exclusive Breakaway Park subdivision known for its fly-in / fly-out community with its own private runway. Sitting on a full acre lot, this home backs directly up to the airstrip and has plenty of room to build your own hangar or guest house if desired. With this property, the owners have the opportunity to join the pilots' association as a member, for use of the airport.

Designed by renowned architect John Hathaway of Vanguard Studios and decorated by Glynis Wood Interiors - this timeless Italian themed villa has a seamless blend of old-world elements mixed with contemporary touches throughout. With no expense spared in creating a luxurious and serene atmosphere â€“ itâ€™s the ultimate dream home for those who seek the best in high-end living and entertaining.

Exterior appointments include a real Mexican clay tile roof, custom built copper gates, a blend of cave stone, limestone, and old Chicago brick masonry along with a professionally designed landscaping package and landscape lighting. In the rear yard many activities abound with a lighted sport court, a lavish heated pool and spa, a rear patio cooling system â€“ and plenty of grassy lawn for many other outdoor experiences.

The interior of the home boasts expansive open spaces, large steel and glass window / door units, custom wood beams, reclaimed custom wood floors and natural stone tile



throughout. The owner's bath has a steam shower and hand hammered copper tub along with direct access its own patio which leads to the pool area. Just off the kitchen there is a custom-built 700+ bottle chilled wine room! Additionally, the high-end appliances, custom light fixtures, cabinets, and luxurious finishes throughout are just a few of the many things to experience.

This location is close to shopping, the Domain, entertainment, and convenient transportation, trails and so much more!

Built in 2013

### **Essential Information**

ListingFeed	abor_vow
MLS® #	3686403
List Price	\$3,750,000
Sale Price	\$3,370,000
Sale Date	March 1st, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	6,539
Acres	1.04
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	605 Kodiak Trail
Subdivision	Breakaway Park Sec 4
City	Cedar Park
County	Williamson
State	TX
Zip Code	78613

## Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Sewer Connected, Water Connected
Features	Internet Access, Airport/Runway, Curbs
Parking	Attached Carport, Circular Driveway, Drive Through, Garage, Gated, Garage Faces Side, Storage
# of Garages	5
Garages	Garage Door Opener
View	Park/Greenbelt
Waterfront	None
Has Pool	Yes

## Interior

Interior	Carpet, Stone, Tile, Wood
Appliances	Built-In Refrigerator, Convection Oven, Dishwasher, Exhaust Fan, Free-Standing Gas Range, Freezer, Disposal, Gas Oven, Gas Water Heater, Microwave, Water Softener Owned, Vented Exhaust Fan, Wine Cooler
Heating	Central, Forced Air, Fireplace(s), Heat Pump
Cooling	Central Air, Ceiling Fan(s), Humidity Control, Heat Pump
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas Log, Great Room, Stone
Stories	One and One Half

## Exterior

Exterior Features	Gas Grill, Lighting, Misting System, Outdoor Grill, Permeable Paving, Rain Gutters, Sport Court
Lot Description	Level, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground, See Remarks
Windows	Double Pane Windows, Drapes, Wood Frames
Roof	See Remarks, Tile
Construction	Glass, Masonry, Concrete, Stone, Spray Foam Insulation, Stucco
Foundation	Slab

## School Information

District	Leander ISD
Elementary	Ronald Reagan
Middle	Artie L Henry
High	Vista Ridge