

\$1,900,000 - 7025 Cielo Azul Pass, Austin

MLS® #4684010

\$1,900,000

3 Bedroom, 4.00 Bathroom, 4,368 sqft
Residential on 0.14 Acres

Comanche Canyon Ranch Sec 01, Austin, TX

Expect excellence in every aspect of this former Parade Of Homes property. Designed by Heritage Custom Homes, this modern Tuscan-style villa is located in the exclusive gated Villa Montana community. Step into the private courtyard adorned with wrought iron details and head towards the custom WesternWindowSystem glass-wall pivot front door. Enter the foyer and experience the Kelly Wearstler wall covering where fine art meets street art, grass-cloth embellished curved foyer wall, WOW! Once inside this beautiful home, the extraordinary example of modern architecture with well-appointed luxe amenities is intriguing on every level of this designer home. Step into the gourmet kitchen with Miele appliances, a Wolf 5 burner gas cooktop, Thermador built-in refrigerator, 2 Sub-Zero drawer refrigerators, 2 wine refrigerators, a Cove dishwasher, new granite countertops, dry bar with wine storage, counter seating, and kitchen island with veggie sink are all highlighted by RL Home Barrett pendant lighting. The expanded dining area, open living room area with fireplace, and balcony views are spectacular. Master Suite enjoys a fireplace, sitting area, balcony access, spa-like bathroom, and custom closet system. Take the elevator or the stairs to the upper levels or down to the garage level. Upper level 3: bedroom 2 and bedroom 3 each have a private remodeled bathroom and balcony access with a sunrise view. The Mezzanine level media room has a catwalk



view of the living room. The top floor study retreat with a wet bar/coffee bar offers panoramic views views of Lake Travis and the Comanche Canyon preserve. Take the elevator to the ground level and explore the garage with RaceDeck flooring, Gladiator wall storage system, and ample storage. This stunning home is just 25 minutes to downtown Austin.

Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	4684010
List Price	\$1,900,000
Sale Price	\$1,900,000
Sale Date	August 25th, 2021
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,368
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	7025 Cielo Azul Pass
Subdivision	Comanche Canyon Ranch Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities Natural Gas Connected, Sewer Available, Underground Utilities

Features	Common Grounds/Area, Clubhouse, Gated
Parking	Additional Parking, Common, Garage Faces Rear
# of Garages	2
View	Canyon, Lake, Panoramic
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Range, Bar Fridge, Convection Oven, Double Oven, Dishwasher, Refrigerator, Wine Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Stories	Three Or More

Exterior

Exterior Features	Balcony, Uncovered Courtyard
Lot Description	Sprinklers Automatic, Views
Windows	Plantation Shutters, Shutters
Roof	Tile
Construction	Stone, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift