

# \$1,200,000 - 2803 Manitou Drive, Austin

MLS® #5453082

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## \$1,200,000

2 Bedroom, 2.00 Bathroom, 1,638 sqft  
Residential on 0.60 Acres

Apache Shores Sec 3 Amended, Austin, TX

Welcome to 2803 Manitou Drive - where art and architecture meet to form one of the most unique contemporary homes in Austin.

Wake up to stunning sunrises and go through the entire day surrounded by the natural beauty of the outdoors. Massive 30ft glass walls with 11 sets of sliding glass doors give a treehouse feel and blur the line between indoor and outdoor living. This glass and steel home, designed and built as an architect's personal residence, has been featured on HGTV and was the central filming location for an upcoming movie set to debut soon. A hillside resort-style home that's set back from a cul-de-sac drive and hidden among the trees provides serenity and privacy. A dramatic rock wall and bridge entrance to the home make for amazing settings. Decks and patios on all four sides of the house - each with their own "one-with-nature" views including panoramic long distance views of the greenbelt and outward to the horizon. As one of the few homes in the area with private access to the Indian Creek hiking trail, a spring-fed creek and waterfalls can be enjoyed year-round right outside your doorstep. A rare second lot that has abundant potential and opportunity on its own (pool, workshop, boat parking, enclosed storage, or could even support another full-sized home or guest home). Low restrictions and even the possibility of short term rental. Located in the trendy community of Apache Shores, live 5 minutes from Lake Travis and 3 minutes from



Lake Austin. Amenities include Lake Austin access via a resident-only launch for boats, kayaks, etc. Also included is a beautiful lake park, children's park, 18-hole disc golf course, volleyball court, soccer field, community hall, swimming pool, tennis, and basketball courts. Exemplary Lake Travis ISD. Minutes to downtown Austin, the Hill Country Galleria, Lakeway or Four Points with a variety of shopping, dining, and entertainment options. Don't miss out on this one-of-a-kind oasis. RARE SECOND LOT CONVEYS WITH SALE

Built in 2003

### Essential Information

ListingFeed	abor_vow
MLS® #	5453082
List Price	\$1,200,000
Sale Price	\$1,180,000
Sale Date	September 9th, 2022
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,638
Acres	0.60
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	2803 Manitou Drive
Subdivision	Apache Shores Sec 3 Amended
City	Austin
County	Travis
State	TX
Zip Code	78734

## **Amenities**

Utilities	Electricity Available
Features	Fishing, Lake, Playground, Park, Pool, Sport Court(s), See Remarks, Tennis Court(s), Trails/Paths
Parking	Boat, Outside, See Remarks
View	Canyon, Park/Greenbelt, Hills
Waterfront	None

## **Interior**

Interior	Concrete, Wood
Appliances	Cooktop, Dryer, Dishwasher, Disposal, Washer
Heating	Central
Cooling	Central Air
Fireplaces	None
# of Stories	2
Stories	Two

## **Exterior**

Lot Description	Cul-De-Sac, Backs to Greenbelt/Park, Private, Many Trees, Views
Windows	Insulated Windows
Roof	Metal
Construction	Glass, See Remarks
Foundation	Slab

## **School Information**

District	Lake Travis ISD
Elementary	Lake Travis
Middle	Hudson Bend
High	Lake Travis