

# \$1,575,000 - 4713 Montorio Way, Leander

MLS® #5527028

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## \$1,575,000

5 Bedroom, 6.00 Bathroom, 5,252 sqft  
Residential on 0.28 Acres

Travisso Ph 4 Secs 1 2 & 3, Leander, TX

Welcome to 4713 Montorio Way. Nestled in the highly sought-after Travisso neighborhood, this spectacular luxury property is not to be missed! Built in 2021 by Taylor Morrison and featuring the coveted Catalina floor plan, this stunning home boasts every luxury upgrade you could ask for with no expense spared. Showcasing five large bedrooms, each with its own bathroom, a dedicated office, dining room, game room, and media room, the well-appointed floor plan was designed for flexibility and entertainment. The main living area boasts a soaring two-story ceiling, filling the space with natural light and perfectly accented with a floor-to-ceiling custom fireplace. The owner's suite and guest bedroom on the main floor, offer the ultimate flexible layout and multi-generational living. The 2nd level features three bedrooms, a fully upgraded media room, and game room with direct access to the covered balcony. The resort-like backyard includes an extended covered patio and a stunning modern-design pool. An excellent outside entertaining space ideal for the upcoming spring and summer months!

Over \$400k in premium upgrades (full list of upgrades available), including a fully loaded chef's kitchen with Monogram PRO SS Appliance package, Quartz countertops, large waterfall island, and walk-in butler pantry. An extended owner's suite and spa-like primary bathroom with a huge walk-in closet, a free-standing tub, and a



frameless walk-in shower. Additional features include a fully integrated smart home system with automated blinds, EV ready with Tesla charger installed. Premium flooring & tile, an oversized and fully insulated garage, and tons of storage options throughout the home. Moments from the neighborhood park and all the luxurious amenities Travisso offers, including tennis courts, hike/bike paths, jogging trails, a fitness center and a farmers market. Zoned to exemplary schools, and minutes from shopping + dining. A truly exquisite home with the wow factor at every turn.

Built in 2021

### Essential Information

ListingFeed	abor_vow
MLS® #	5527028
List Price	\$1,575,000
Sale Price	\$1,510,000
Sale Date	April 28th, 2023
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,252
Acres	0.28
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	4713 Montorio Way
Subdivision	Travisso Ph 4 Secs 1 2 & 3
City	Leander
County	Travis
State	TX

Zip Code 78641

### **Amenities**

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Features Common Grounds/Area, Clubhouse, Community Mailbox, Fitness Center, Pet Amenities, Playground, Park, Pool, Planned Social Activities, Sport Court(s), Sidewalks, Tennis Court(s), Trails/Paths

Parking Attached, Driveway, Garage, Electric Vehicle Charging Station(s)

# of Garages 3

View Neighborhood

Waterfront None

Has Pool Yes

### **Interior**

Interior Carpet, Wood

Appliances Built-In Gas Range, Cooktop, Double Oven, Dishwasher, Exhaust Fan, Disposal, Microwave, Range, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater, Bar Fridge

Heating Natural Gas

Cooling Central Air, Electric

Fireplace Yes

# of Fireplaces 1

Fireplaces Living Room

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Balcony, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Level, Sprinklers Automatic

Windows Blinds, Bay Window(s), Double Pane Windows, Screens, Window Treatments

Roof Composition, Shingle

Construction Brick

Foundation Slab

### **School Information**

District Leander ISD

Elementary CC Mason

Middle Running Brushy

High

Leander High