

# \$8,950,000 - 2700 Island Ledge Cove, Austin

MLS® #6304453

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## \$8,950,000

5 Bedroom, 8.00 Bathroom, 8,090 sqft  
Residential on 1.16 Acres

Island On Westlake, Austin, TX

Located in the Island of Westlake, a rare, gated Lake Austin waterfront neighborhood, comprised of only ten precious homes, this estate far surpasses the status quo of refinement, elegance, and space. Situated on a corner lot, on over an acre of meticulously manicured grounds, this residence comes complete with a spacious 1,400 square foot guest house, a three car garage, an auto court and private neighborhood waterfront park with a dedicated boat slip. The moment you step inside, you are captivated by the soaring ceilings, timeless finishes, and an abundance of natural light that fills every room. The principle residence boasts 6,690 square feet of generous and private spaces, providing the perfect abode for entertaining and daily living. Exquisite detail and the finest craftsmanship are revealed throughout, from the gleaming hardwood floors, intricate molding, and walls of French doors. An entertainer's delight, this home boasts a dramatic bespoke bar featuring floor to ceiling custom woodwork that is a piece of art itself.

A true estate, a luxurious guest house graces the property providing a private retreat, while a grand pool, outdoor kitchen cabana, cigar lounge and many outdoor seating spaces complete the picture. In addition, a fully equipped gym occupies a wing of the home, making this estate truly all-inclusive.

A unique gem, uniting land and water, take a short jaunt by foot or UTV to access the exclusive neighborhood waterfront park and



your own dedicated deeded boat slip.

A recent comprehensive remodel has taken this fine home to new heights, and it is also being offered as a turn-key package including a 2018 Mastercraft 22 XL Crossover ski and wakeboard boat, a touchless boat cover, an array of lake essentials, a 2020 Polaris Ranger Crew UTV, a 1951 completely restored red Chevrolet Fleetwood truck and most gym equipment.

Built in 1998

### Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 6304453                 |
| List Price     | \$8,950,000             |
| Sale Price     | \$8,000,000             |
| Sale Date      | April 19th, 2024        |
| Bedrooms       | 5                       |
| Bathrooms      | 8.00                    |
| Full Baths     | 5                       |
| Half Baths     | 3                       |
| Square Footage | 8,090                   |
| Acres          | 1.16                    |
| Year Built     | 1998                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2700 Island Ledge Cove |
| Subdivision | Island On Westlake     |
| City        | Austin                 |
| County      | Travis                 |
| State       | TX                     |
| Zip Code    | 78746                  |

### Amenities

|               |   |
|---------------|---|
| Utilities     | Electricity Available, Natural Gas Available          |
| Features      | Gated, Park, See Remarks, Trails/Paths                |
| Parking       | Attached  |
| # of Garages  | 3   |
| Is Waterfront | Yes   |
| Waterfront    | Canal Front, Lake Front, Lake Privileges, See Remarks |
| Has Pool      | Yes   |

### **Interior**

|                 |  |
|-----------------|--|
| Interior        | Carpet, Tile, Wood   |
| Appliances      | Built-In Oven, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Stainless Steel Appliance(s) |
| Heating         | Central  |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 3  |
| Fireplaces      | Family Room, Living Room, Outside  |
| # of Stories    | 2  |
| Stories         | Two  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Barbecue, Boat Slip, Exterior Steps, Outdoor Grill, Private Yard |
| Lot Description   | Corner Lot, Level, Sprinklers Automatic, Trees Large Size                 |
| Windows           | Window Treatments   |
| Roof              | Composition   |
| Construction      | Brick Veneer, HardiPlank Type   |
| Foundation        | Slab  |

### **School Information**

|            |              |
|------------|--------------|
| District   | Eanes ISD    |
| Elementary | Bridge Point |
| Middle     | Hill Country |
| High       | Westlake     |