

\$1,700,000 - 213 Bella Colinas Drive, Austin

MLS® #6453311

\$1,700,000

4 Bedroom, 4.00 Bathroom, 3,823 sqft
Residential on 0.40 Acres

Lakeway Highlands Ph 1 Sec 4, Austin, TX

This stunning single-story, custom-built home is available in the exclusive Canyonside at Rough Hollow. The modern home situated on .4 acres backs up to the greenbelt offering treehouse-like seclusion. Walk up to the home under the wood and stone pergola and into the warm, bright entryway. The spacious living room is completely lit up with natural light from floor-to-ceiling windows. With an open-concept living space and vaulted ceilings, the formal dining room naturally blends with the kitchen, wet bar, and living room making it the perfect setup for entertaining. This home also features a comfortable game room that can be easily closed off with barn doors. Three bedrooms with private baths and an oversized office that could act as a 4th bedroom. Enjoy greenbelt views from the privacy of a fenced-in backyard, perfect for pet owners. The laundry room is equipped with a doggie door leading to the yard. Eat meals outside on the covered patio, and utilize the space for summer grilling or hosting parties. Canyonside is part of the Lakeway community and Lake Travis School district and is conveniently located just a short distance from the Highland Village Amenity Center, Rough Hollow Marina, Canyon Grille, and gyms. Residents of the neighborhood are members of the prestigious Rough Hollow Yacht Club, Marina, and Highland Village. This gives access to year-round events, pools, sports facilities like basketball and tennis courts, and water sports like kayaking.

stunning single-story, custom-built home is



available in the exclusive Canyonside at
Rough Hollow. 2 HOAs. Rough Hollow and
Yacht Club. \$750 2x year plus \$81 a month

Built in 2012

Essential Information

ListingFeed	abor_vow
MLS® #	6453311
List Price	\$1,700,000
Sale Price	\$1,550,000
Sale Date	April 17th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,823
Acres	0.40
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	213 Bella Colinas Drive
Subdivision	Lakeway Highlands Ph 1 Sec 4
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Electricity Available
Features	Barbecue, Common Grounds/Area, Clubhouse, Dog Park, Fitness Center, Lake, Pet Amenities, Playground, Park, Pool, Sport Court(s), Trails/Paths
Parking	Attached, Driveway, Garage, Garage Faces Side
# of Garages	3
View	Park/Greenbelt, Neighborhood, Trees/Woods
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Oven, Stainless Steel Appliance(s)
Heating	Electric
Cooling	Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Primary Bedroom
# of Stories	1
Stories	One

Exterior

Exterior Features	No Exterior Steps, Outdoor Grill, Rain Gutters, Permeable Paving
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Interior Lot, Landscaped, Native Plants, Trees Large Size
Windows	Plantation Shutters
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Serene Hills
Middle	Lake Travis
High	Lake Travis