

# \$10,250,000 - 13312 Shore Vista Drive, Austin

MLS® #7059935

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## \$10,250,000

6 Bedroom, 8.00 Bathroom, 8,368 sqft  
Residential on 2.84 Acres

River Bend, Austin, TX

Welcome to the Ultimate Lake Austin Retreat! Privately gated and sitting on 2.8 +/- acres with 260 +/- feet of waterfront, this property features unobstructed views of the Hill Country and nature preserve elevating the tranquility of this estate. Custom built in 2012 by Jauregui Architecture, this meticulously designed and maintained home invites you to enjoy the best of luxury living.

This gracious open floor plan captures lake views from every angle and vaulted ceilings allow natural light to flood throughout. On the main floor, you will find a grand primary suite complete with hardwood floors leading to a spa like bathroom, spacious walk-in closet & workout room, a perfect space to relax and restore. Adjacent to the primary suite are French doors leading to a tranquil private study facing the lake. The gourmet kitchen is equipped with high-end appliances, an extended island, custom wood cabinets and butlers pantry. The kitchen opens to a continuous family and formal living room, separated by a gas fireplace is the ultimate entertainment space with a built-in bar, gaming/billiards room. There is an in-law suite on the first level, along with a large bonus bedroom and full bathroom above the garage. A second game room is located at the top of the stairs with custom built bunk beds. Accordion doors make indoor and outdoor entertaining seamless. Enjoy the newly renovated saltwater pool with travertine decking, multiple large covered patios, and an



outdoor kitchen equipped with industrial sized fans. Just off the three car garage is a mudroom with a second refrigerator and built-in storage cabinets.

Step outside and take a short walk down to the lake where there is a two-story boat dock with a tanning deck and two boat slips. This property is wonderfully located just a few minutes down the lake from Lake Austin Spa and Ski Shores Cafe. Enjoy summer nights hosting as this estate can comfortably sleep 22 people and has everything you need right here in Caslano!

Built in 2011

### **Essential Information**

ListingFeed	abor_vow
MLS® #	7059935
List Price	\$10,250,000
Sale Price	\$10,000,000
Sale Date	August 22nd, 2022
Bedrooms	6
Bathrooms	8.00
Full Baths	6
Half Baths	2
Square Footage	8,368
Acres	2.84
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	13312 Shore Vista Drive
Subdivision	River Bend
City	Austin
County	Travis
State	TX
Zip Code	78732

## Amenities

Utilities	Electricity Connected, Propane
Features	Community Mailbox
Parking	Attached, Circular Driveway, Garage Faces Side
# of Garages	3
View	Hills, Lake
Is Waterfront	Yes
Waterfront	Waterfront, Boat Ramp/Lift Access

## Interior

Interior	Tile, Wood, Stone
Appliances	Built-In Gas Oven, Built-In Gas Range, Bar Fridge, Built-In Oven, Built-In Refrigerator, Double Oven, Dryer, Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Ice Maker, Microwave, Range Hood, Washer, Built-In Freezer, Built-In Range
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, See Through
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters, Barbecue, Boat Lift, Boat Slip, Dock
Lot Description	Back Yard, Front Yard, Landscaped, Sprinklers Automatic, Views
Windows	Blinds, Drapes, Wood Frames
Roof	Tile
Construction	Stone, Stucco
Foundation	Slab

## School Information

District	Leander ISD
Elementary	River Ridge
Middle	Canyon Ridge
High	Vandegrift