

\$2,500,000 - 6115 Mountain Villa Circle, Austin

MLS® #7242719

\$2,500,000

4 Bedroom, 5.00 Bathroom, 6,166 sqft
Residential on 0.76 Acres

Cat Mountain Villas Sec 01, Austin, TX

No expense spared on this incredible custom home. The ultimate in privacy and quiet. One of a kind theatre - music room designed by Dennis Erskine. 12' wide Stewart Starglas rear projection screen with 4-way masking that will give you a fantastic, immersive media experience. Procella pro audio surround system capable of 132db output. Extensive soundproofing and acoustic treatment throughout the room. 9000 linear feet of mahogany trim per builder. True blackout shades between windows. Crestron control system lighting, blinds and AV. Please attached details sheet on more specifications. Spectacular 2000-gallon marine aquarium was designed by the same team that built the San Diego Aquarium tanks and has a dedicated equipment room on the lower level. Custom pool has full Lightstreams glass tile with double waterfall and cabana. The flooring is custom milled, oil rubbed, 6" solid Mesquite. Main level bedroom and bath are ADA compliant and the home has an elevator. The customized garage has industrial tile flooring the same as the Maserati factory tiles and the same lighting system as used in Bentley final paint inspection rooms. Garage Vault cabinets and drawers in stainless and steel with automotive paint finish. The wine room is currently configured for 750 bottles but expandable to 1500+ and the CellarPro chiller was replaced in June 2021. Home never lost power during the storm! Thanks to a Kohler whole-house (except pool and media room)



natural gas generator! 8' doors throughout, 11' ceilings on the main floor, 10' ceilings on the upper level and 10.5' ceilings in the garage! Check out the wrapping room, putting green and massive decks and balconies!

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	7242719
List Price	\$2,500,000
Sale Price	\$2,500,000
Sale Date	August 17th, 2021
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	6,166
Acres	0.76
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	6115 Mountain Villa Circle
Subdivision	Cat Mountain Villas Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78731

Amenities

Utilities	Cable Available, Cable Connected, Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, High Speed Internet Available, Other, Phone Available, Phone Connected, Sewer Available, Sewer Connected, Underground Utilities, Water Available, Water Connected
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Features	Common Grounds/Area, Clubhouse, Playground, Park, Pool, Tennis Court(s)
Parking	Attached Carport, Concrete, Door-Single, Driveway, Electric Gate, Garage, Oversized, Garage Faces Side, Storage, Workshop in Garage
# of Garages	2
Garages	Garage Door Opener
View	City Lights, Panoramic
Waterfront	None

Interior

Interior	Wood
Appliances	Built-In Electric Oven, Bar Fridge, Built-In Refrigerator, Cooktop, Down Draft, Dishwasher, Exhaust Fan, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, See Remarks, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Electric, Natural Gas, Zoned
Cooling	Central Air, Ductless, Electric, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Gas, Gas Log, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Covered Courtyard, Exterior Steps, Lighting, Outdoor Grill, Private Yard, Rain Gutters, See Remarks, Uncovered Courtyard
Lot Description	Cul-De-Sac, Sloped Down, Landscaped, Trees Large Size
Windows	Double Pane Windows, Insulated Windows
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Doss (Austin ISD)
Middle	Murchison
High	Anderson