

# \$11,900,000 - 13322 Shore Vista Drive, Austin

MLS® #8073471

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## \$11,900,000

5 Bedroom, 9.00 Bathroom, 7,029 sqft  
Residential on 3.27 Acres

River Bend, Austin, TX

Villa Caslano on the shores of Lake Austin, across from the pristine Balcones Nature Preserve. A sprawling estate with largely single story living. Fantastic office with enclosed private study space, luxurious home theater, temperature controlled wine room, great room with soaring 30 foot vaulted ceilings, dining room with stoned barrel ceiling. 3 1/2 car garage and a grand covered loggia complete with kitchen and fireplace. Infinity pool, pool house, & a full-size lighted tennis court. More than 285 feet of shoreline. Two story boat dock, 2 boat slips, outdoor kitchen, dining, living area & sun deck fully connected with TV, audio, security and Wi-Fi. Mosquito control system, a private well. Italian pink marble fountain imported from Italy. Chef's kitchen with two built-in Sub Zero refrigerators & freezers, double Wolf ovens, six burner gas stove top with a griddle. Stone farmer's sink, two Miele dishwashers. Stone archways, beautiful wood beams, with locally sourced custom artistic iron and glass hand blown globes. Temperature controlled wine room holds more than 200 bottles of wine. The owner's bathroom suite has a gorgeous domed entry, a split layout, separate toilet rooms with heated toilet seats, dream shower, dual temperature control shower heads, a rain head above, handheld shower head & six body sprayers, Bain Ultra soaking tub. Grand showroom closet, with wall-to-wall glass front wood cabinets, floor-to-ceiling shoe



racks, a sliding ladder, a private washer and dryer, a beverage refrigerator, a Scotsman ice & water dispenser. Home theater with black out shades to reveal windows that face out towards the pool and lake if youâ€™d prefer to use the room as an art studio or reading room.

Just a golf cart ride away from an award winning, world-class, luxury Lake Austin Spa. Close to the University of Texas Golf Club. Within the neighborhood are highly acclaimed elementary and middle schools, a large grocery store, several restaurants and retail services.

Built in 2008

### **Essential Information**

ListingFeed	abor_vow
MLS® #	8073471
List Price	\$11,900,000
Sale Price	\$10,700,000
Sale Date	October 3rd, 2022
Bedrooms	5
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	7,029
Acres	3.27
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	13322 Shore Vista Drive
Subdivision	River Bend
City	Austin
County	Travis
State	TX
Zip Code	78732

## Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	Community Mailbox, Gated
Parking	Attached, Circular Driveway, Door-Multi, Garage, Inside Entrance, Garage Faces Side
# of Garages	4
Garages	Garage Door Opener
View	Hills, Lake, Pool
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access
Has Pool	Yes

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Range, Built-In Gas Oven, Built-In Refrigerator, Double Oven, Dishwasher, Built-In Freezer, Gas Cooktop, Disposal, Ice Maker, Microwave, Refrigerator, Warming Drawer
Heating	Central, Fireplace(s), Propane, Zoned
Cooling	Central Air, Electric, Zoned
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Gas Log, Great Room, Primary Bedroom, Outside, Wood Burning
Stories	One and One Half

## Exterior

Exterior Features	Boat Lift, Covered Courtyard, Dock, Garden, Gas Grill, Lighting, Misting System, Outdoor Grill, Private Entrance, Rain Gutters, Tennis Court(s), Uncovered Courtyard, Arbor
Lot Description	Back Yard, Cul-De-Sac, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Views
Windows	Window Coverings, Window Treatments
Roof	Tile
Construction	Stone, Stucco
Foundation	Slab

## School Information

District	Leander ISD
Elementary	River Ridge
Middle	Canyon Ridge

High

Vandegrift