

\$1,825,000 - 13205 Villa Montana Way, Austin

MLS® #8126401

\$1,825,000

4 Bedroom, 6.00 Bathroom, 4,691 sqft
Residential on 0.15 Acres

Comanche Canyon Ranch Sec 01, Austin, TX

Luxury Living! Enjoy panoramic views of Austin hill country and retreat-style living. This immaculate custom home is located in the upscale gated community of Villa Montana, just 20 minutes from downtown Austin and close to Lake Travis. The enclosed front courtyard with a private garden is just the beginning of what to expect when entering this beautiful property. The first level foyer leads to the stairs or elevator, laundry room, and garage. On the first level, there are 3 impressive ensuite bedrooms which all include an amazing walk-in closet and beautifully finished bathroom. Each bedroom has its own door to a private patio. At the heart of the home on the second level is a spacious gourmet kitchen with Viking appliances, two breakfast bars, and granite countertops. Soaring ceilings and stunning windows throughout the open floor plan. The second level balcony has spectacular sunsets and breathtaking views of the Comanche canyon preserve. The second level master suite has a Juliet balcony with a canyon preserve view, two walk-in closets, dual vanities, a gorgeous garden tub, and a steam shower. The third level media room comes with a projector, drop-down screen, and theater recliner chairs, plus there is a wet bar and microwave! The third level finale is the executive office with built-ins, a private balcony retreat, and endless scenic views. The alley access tandem garage with epoxy finished flooring has plenty of room for your workshop and three cars. This



premium property oozes a sense of true space for relaxing, entertaining, and working from home.

Built in 2013

Essential Information

ListingFeed	abor_vow
MLS® #	8126401
List Price	\$1,825,000
Sale Price	\$1,600,000
Sale Date	August 26th, 2022
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	4,691
Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	13205 Villa Montana Way
Subdivision	Comanche Canyon Ranch Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Underground Utilities
Features	Common Grounds/Area, Clubhouse, Gated
Parking	Additional Parking, Alley Access, Common, Garage, Storage, Tandem
# of Garages	3
Garages	Garage Door Opener
View	Canyon, Garden, Hills

Waterfront None

Interior

Interior Carpet, Tile, Wood

Appliances Bar Fridge, Dishwasher, Disposal, Gas Range, Ice Maker, Microwave, Tankless Water Heater, Wine Refrigerator

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Stories Three Or More

Exterior

Exterior Features Balcony, Lighting, Private Entrance, Rain Gutters, Uncovered Courtyard

Lot Description Landscaped, Private, Sprinklers Automatic, Views

Windows Drapes

Roof Tile

Construction Stone, Stucco

Foundation Slab

School Information

District Leander ISD

Elementary Grandview Hills

Middle Four Points

High Vandegrift