

\$11,000,000 - 15201 Fm 2769, Leander

MLS® #8252427

\$11,000,000

5 Bedroom, 6.00 Bathroom, 11,150 sqft
Residential on 22.14 Acres

ABS 170 SUR 152 COLEMAN, Leander, TX

Perched high above the deepest waters of Lake Travis, this spectacular residence marries quintessential Tuscan with iconic Hill Country flair, culminating in a rare 22-acre masterpiece of gated lakefront living, complete with over 1,000 feet of pristine waterfront. Designed by Austin's award-winning Cornerstone Architects, every architectural detail and finish intentionally captivates the senses. The main house features 5 bedrooms, 5 & 1/2 bathrooms, media room, gym, wine cellar, safe room, 3-car garage, detached garage with 3 additional garages & shop, & negative edge pool & spa. Entertaining here is effortless, & the natural flow of the floor plan is positioned to optimize the jaw-dropping views. The riveting kitchen, complete with top-of-the-line appliances & an Italian countryside-inspired barrel ceiling, glides flawlessly to the great room & then to the generous outdoor living area. From the negative edge pool & spa, flanked by sun decks, covered living areas, & lush, tiered gardens alike, the finest resort-style living is no farther than your backyard. The magnificent owner's retreat is a peaceful & serene hideaway, complete with a blissful ensuite that rivals world-renowned spas. The monitored, full video security system includes 30 days of recorded video from each hard-wired camera circling the home's entire perimeter & front gate.



The 16-by-6-foot storm/safe room has Wi-Fi access & is climate-controlled. You can savor Hollywood's finest or your favorite sports team on the 130-inch projection screen that displays 4 games simultaneously at the click of a button. The temperature and humidity-controlled wine room accommodates approximately 1,500 bottles. The 1/2-acre vineyard's 1st harvest this year, including 300 3rd-year vines: Sangiovese, Montepulciano, Mourv dre, and Roussanne. Every facet & feature of this magnificent Tuscan estate beckons you forward. Live la Bella vita, the good life, high above the shores of your private waterfront.

Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	8252427
List Price	\$11,000,000
Sale Price	\$11,000,000
Sale Date	September 10th, 2021
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	11,150
Acres	22.14
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	15201 Fm 2769
Subdivision	ABS 170 SUR 152 COLEMAN
City	Leander

County	Travis
State	TX
Zip Code	78641

Amenities

Utilities	Electricity Connected, Propane
Features	None
Parking	Attached, Detached
# of Garages	6
View	Hills, Lake, Water
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Range, Double Oven, Dishwasher, See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Great Room, Living Room, Stone
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Dock, Gas Grill, Private Entrance, Sport Court, See Remarks
Lot Description	Agricultural, Many Trees, Sprinklers Automatic, See Remarks, Trees Large Size, Views
Windows	See Remarks
Roof	Tile
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift