

# \$1,799,990 - 13113 Villa Montana Way, Austin

MLS® #8519155

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## \$1,799,990

3 Bedroom, 4.00 Bathroom, 4,022 sqft  
Residential on 0.23 Acres

Comanche Canyon Ranch Sec 01, Austin, TX

Welcome to the prestigious community of Villa Montana, just 20 minutes from downtown Austin and walking distance to the world famous Oasis restaurant. With its panoramic views of a 300+ acre nature preserve, this Gorgeous gated community is just pure serenity. Step into the epitome of luxury living with over 4000 square feet of impeccably designed living space, this residence is a true masterpiece of elegance and sophistication. Upon entering, you are greeted by a grand foyer that sets the tone for the rest of the home - lavish, yet welcoming. With its wall of windows over the back yard and pool, the interior is a showcase of modern design and meticulous attention to detail. The spacious living areas are adorned with high-end finishes and stylish touches that create an atmosphere of opulence. One of the standout features of this home is the heated resort-style pebble-tec pool, where you can bask in the sun and enjoy a refreshing swim while taking in the stunning surroundings. The multiple decks off the back of the home provide the perfect vantage points to soak in the panoramic views of the Canyon. The gourmet kitchen is a culinary enthusiast's dream, equipped with top-of-the-line Miele appliances, custom cabinetry, and luxurious finishes. Whether you're hosting a dinner party or enjoying a quiet meal with family, this kitchen is sure to inspire your inner chef. The master suite is a sanctuary of comfort and tranquility, featuring a spa-like ensuite bathroom, a private balcony with captivating



views, and a spacious walk-in closet. From the elegant finishes to the thoughtfully designed outdoor spaces, this executive level home is truly a gem that offers a lifestyle of indulgence and comfort. Enormous Flex room easily functions as a 4th bedroom with it's built-in Murphy bed. Make this incredible property your own and indulge in the ultimate in executive level living. Murphy bed conveys. Most furnishings available. Pre-listing inspection available.

Built in 2015

### Essential Information

ListingFeed	abor_vow
MLS® #	8519155
List Price	\$1,799,990
Sale Price	\$1,715,000
Sale Date	June 24th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,022
Acres	0.23
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	13113 Villa Montana Way
Subdivision	Comanche Canyon Ranch Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78732

### Amenities

Utilities	Electricity Available, Natural Gas Connected, Sewer Connected
Features	Business Center, Clubhouse, Conference/Meeting Room, Gated, Trash Pickup Door to Door
Parking	Additional Parking, Driveway, Garage Faces Front, Garage, Gated, Kitchen Level, Tandem, Electric Vehicle Charging Station(s)
# of Garages	3
Garages	Garage Door Opener
View	City, Canyon, Hills, Panoramic, Pool
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Convection Oven, Dishwasher, Gas Cooktop, Disposal, Ice Maker, Microwave, Water Softener Owned, Stainless Steel Appliance(s)
Heating	Central, Natural Gas
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Outside
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Private Entrance, Private Yard, Rain Gutters, Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Private, Rock Outcropping, Sprinklers Automatic, Views
Windows	Blinds, Window Treatments
Roof	Tile
Construction	Masonry, Stucco
Foundation	Slab

### **School Information**

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift