

\$2,495,000 - 313 Bella Montagna Circle, Austin

MLS® #9141483

\$2,495,000

4 Bedroom, 7.00 Bathroom, 6,200 sqft
Residential on 1.06 Acres

Round Mountain Estates 02, Austin, TX

****Multiple offers received...Seller is reviewing offers and will make a decision by 5PM Saturday (1/13)**** Sprawling estate home on private, 1+ acre flat lot in Bella Montagna Lakeway. Brilliant architecture by Tim Boatright, and quality construction by HP Builders. This property was built for entertaining and features many 2023 updates. 4 car garage with iron doors and porte-cochere/motor court parking to accommodate many cars. Kitchen is open to dining and living w/ 48" Sub Zero/wolf appliance package including refrigerator drawers and ice, working island, and abundant custom floor to ceiling cabinets. Walk in wine cooler with custom racks. Take in the views of pool and backyard through butted clear glass windows. Resort style waterfall pool with roof rain waterfall. Outdoor summer kitchen with grill, storage, and 1/2 bath. Look out tower to view the grounds. Upper level game room has plenty of space for games and activities and features a kitchenette with built in refrigerator and cooktop. Luxurious master suite wing w private spa access, and office with sitting room. 2 additional bedrooms on main level with their own baths. 1 bedroom up w party game room, and don't miss the bonus room! Bella Montagna is a gated community, centrally located close to Lake Travis and Lakeway amenities.



Built in 2004

Essential Information

ListingFeed	abor_vow
MLS® #	9141483
List Price	\$2,495,000
Sale Price	\$2,579,500
Sale Date	January 31st, 2024
Bedrooms	4
Bathrooms	7.00
Full Baths	4
Half Baths	3
Square Footage	6,200
Acres	1.06
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	313 Bella Montagna Circle
Subdivision	Round Mountain Estates 02
City	Austin
County	Travis
State	TX
Zip Code	78734

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected
Features	Internet Access, Shopping, Suburban, Trails/Paths
Parking	Additional Parking, Attached, Concrete, Door-Multi, Driveway, Garage, Gated, Private, Garage Faces Side
# of Garages	4
View	Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Double Oven, Dishwasher, Disposal,

	Ice Maker, Microwave, Range, Range Hood, Stainless Steel Appliance(s)
Heating	Central, Zoned
Cooling	Central Air, Ceiling Fan(s), Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Barbecue, Private Entrance, Private Yard, Rain Gutters, Uncovered Courtyard
Lot Description	Corner Lot, Cul-De-Sac, Flag Lot, Landscaped, Moderate Trees, Native Plants, Private, Sprinklers Automatic
Windows	Drapes, Shutters, Window Coverings, Window Treatments
Roof	Concrete, Metal
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Lake Travis
Middle	Hudson Bend
High	Lake Travis