

\$1,625,000 - 13212 Villa Montana Way, Austin

MLS® #9365910

\$1,625,000

4 Bedroom, 4.00 Bathroom, 3,535 sqft
Residential on 0.14 Acres

Comanche Canyon Ranch Sec 01, Austin, TX

We have accepted an offer there will be NO OPEN HOUSE SATURDAY 5/11 or Sunday 5/12. Fabulous true lock and leave 1 year old custom home is gorgeous! Fabulous custom San Marcos metal doors at the front door, main level patio door bring the light in along with beautiful Anderson windows. White Oak wide plank flooring throughout, 10-14 ft. ceilings, 21 SEER Trane HVAC systems, foam insulation and a Berridge 24 g metal roof all begin to tell the story of the amazing construction. The open floorplan beckons you to come and enjoy the wide-open spaces designed with ease of living and entertaining. The living room and kitchen spaces form the heart of the house. Tall ceilings, great fireplace flanked with built-ins and the light-filled patio providing seamless entertaining in all the downstairs. The custom kitchen and butler's pantry feature quartzite counters including a 12 ft. island with seating, Blue Star industrial gas cooktop, single french door oven, warming drawer and built-in refrigerator. The wine closet has storage for 168 bottles! Tremendous main level rooms include primary suite and guest bedroom/bath, extra half bath and laundry. Upstairs are 2 additional bedrooms, a full bath, game-room and spacious outdoor covered patio with views of the hills. Oversized, 3-car attached garage with battery backup door system and Polyurea surfaced floor. Smart home features galore and so much more. HOA features of Comanche Canyon include gated community



with 24 security, landscape maintenance and only 5 minutes to the Oasis on Lake Travis, the "Sunset Capital of Texas". Just minutes to great shopping, restaurants and Lake Travis.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	9365910
List Price	\$1,625,000
Sale Price	\$1,525,000
Sale Date	May 31st, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,535
Acres	0.14
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	13212 Villa Montana Way
Subdivision	Comanche Canyon Ranch Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Conference/Meeting Room, Curbs, Gated, Street Lights, Trash Pickup Door to Door
Parking	Attached, Door-Multi, Garage, Inside Entrance, Garage Faces Rear, Side By Side

# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Refrigerator, Convection Oven, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Water Heater, Exhaust Fan, Gas Cooktop, Disposal, Gas Range, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Water Heater, Warming Drawer, Wine Refrigerator
Heating	Central, ENERGY STAR Qualified Equipment, Natural Gas, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Great Room, Sealed Combustion
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Rain Gutters
Lot Description	Front Yard, Sprinklers In Front, Landscaped, Level, Sprinklers Automatic, Views
Windows	Insulated Windows, Tinted Windows, Triple Pane Windows, Window Treatments
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift