

\$2,999,000 - 313 Bella Montagna Circle, Austin

MLS® #7358046

\$2,999,000

4 Bedroom, 7.00 Bathroom, 6,681 sqft
Residential on 1.06 Acres

Round Mountain Estates 02, Austin, TX

Situated on over an acre of flat land within the gated Lakeway community, Bella Montagna. This exceptional sprawling estate home was designed by architect Tim Boatright and constructed by HP Builders with entertaining in mind. The home immediately impresses as you enter featuring soaring arched ceilings, stone accents, and stunning recent upgraded light fixtures to modernize the home. A gorgeous chef's kitchen recently remodeled with top of the line appliances and a huge center island - perfect for cooking and entertaining. Additionally, a walk-in wine cooler to store your favorite vintages. The beautiful living and dining areas flow seamlessly out to the patio through floor-to-ceiling walls of glass, offering an indoor-outdoor living experience. The stone fireplace in the living room is the perfect setting for cozy evenings at home. A spacious primary retreat features gorgeous windows, a spa-like bathroom with a free-standing tub, walk-in shower, walk-in closets, and a private door leading to the spa. The ease of entertaining continues outside, with a resort-style waterfall pool and spa, an outdoor summer kitchen, and a lookout tower providing panoramic views of the surrounding area. Two additional bedrooms with en-suite baths, an office and sitting room complete the downstairs. The second level features a game room with kitchenette, bedroom and bonus room.

Plenty of room for a car collection, with a gated motor court, 4-car garage, and ample visitor



parking. This magnificent property was a parade home and has since been remodeled. It is close to all of Lakeway's shopping, entertainment and restaurants, and was built to the highest standards with attention to detail and quality throughout.

Built in 2004

Essential Information

MLS® #	7358046
Price	\$2,999,000
Bedrooms	4
Bathrooms	7.00
Full Baths	4
Half Baths	3
Square Footage	6,681
Acres	1.06
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	313 Bella Montagna Circle
Area	LS
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, Trails/Paths, Shopping, Suburban
Parking	Additional Parking, Attached, Concrete, Driveway, Garage, Gated, Private
Garage Spaces	4

View	Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Disposal, Microwave, Oven, Range, Refrigerator, Stainless Steel Appliance(s), Built-In Refrigerator, Range Hood
Heating	Central, 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, Landscaped, Moderate Trees, Native Plants, Private, Sprinklers Automatic, Flag Lot
Roof	Metal, Concrete
Construction	Frame, Stone, Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 15th, 2023
Days on Market	77

Listing Details

Listing Office	Kuper Sotheby's Int. Realty
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Property Listed by: Kuper Sotheby's Int. Realty
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