

Beautiful Lake Austin Waterfront Villa For Sale USA, Texas, Austin, TX 78746

11,757,900 €

QUICK SPEC

Year of Construction	2002
Bedrooms	6
Half Bathrooms	4
Full Bathrooms	6
Interior Surface approx	892 m2 - 9,604 Sq.Ft.
Exterior Surface approx	5,989 m2 - 64,468 Sq.Ft
Parking	3
Property Type	Single Family Home

TECHNICAL SPECIFICATIONS

Beautiful Lake Austin waterfront in the acclaimed Westlake/Eanes school district and minutes from the central business district! Enjoy beautiful evenings on the lakefront and sunlit days playing on the water. This updated villa sits on 1.477 manicured acres with a lagoon and 2 slip boat dock. The recently completed negative-edge pool is a beautiful backdrop to the house and the perfect spot to relax. With views of the lake and grounds from all living areas and outdoor living areas, this exquisite home offers great spaces inside or out for entertaining friends and family. Stone floors, dramatic high ceilings with beams, and outstanding lighting all compliment the soft hues of blue throughout the house. Stylish accents of lighting and wallpaper give even the powder baths a luxurious touch. The large kitchen with plenty of counter space and cabinet space is open to the family room which looks to the lake and the pool. The covered patio has a fireplace and outdoor kitchen with access from both living areas. Custom built arbors provide shade without blocking the views. Two master suites, study, formal dining, 4 guest rooms with their own baths means this home has something for everyone. Upstairs game room accesses the roof top deck and features a wet bar and is big enough for a pool table and large couch and tv. Wine cellar and media room. Elevator, heated pool and spa, with cabana with bath and seating area. For the tech savvy, the entire house can be run off of an ipad or smart phone. The lagoon was enlarged and improved with a stone bulk-head added and serves as a sometimes home to ducks and Doris Day, the resident swan. The boat dock was enlarged and re-worked to accommodate two 28 ft. boats complete with remote covers to protect the boats from the weather.

PROPERTY FEATURES

BEDROOMS

- Total Bedrooms - 6

- Master Bedrooms -
- Suite -

BATHROOMS

- Total Bathrooms - 10

- Full Bathrooms - 6
- Half Bathrooms - 4

OTHER ROOMS

- Large Kitchen
- Family Room
- Study
- Formal Dining
- Game Room
- Wine Cellar
- Media Room
- Wet Bar
- Private Theater
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INTERIOR FEATURES

- Stone Floors
- High Ceilings
- Flooring: Carpet
- Elevator
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EXTERIOR AND LOT FEATURES

- Situated In Westlake/Eanes School District And Minutes From The Central Business District
- Manicured Acres
- Lagoon
- 2 Slip Boat Dock
- Outdoor Living Areas
- Covered Patio
- Outdoor Kitchen
- Roof Top Deck
- Construction Materials: Wood Frame
- Foundation: Slab
- Roof: Tile
- 100 Ft Waterfront
- Pond With Fountain
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HEATING AND COOLING

- Cooling Features: Central Air
- Heating Features: Natural Gas, Central

POOL AND SPA

- Outdoor Egative-Edge Pool
- Spa

LAND INFO

- Lot Size: 5,989 m2 - 64,468 Sq.Ft

GARAGE AND PARKING

- Garage Spaces: 3
- Parking Spaces:

BUILDING AND CONSTRUCTION

- Living : 892 m2 - 9,604 Sq.Ft.
- Year Built: 2002
- Location :
- Topography : Waterfront
- Levels or Stories: 3
- Structure Type: Mediterranean
- House Style: Villa
- Furnishing : Furnished

SCHOOL INFORMATION

Education in USA is divided in 3 cycles: Primary School (Around age 6), Middle School, and High School. After graduating high school, U.S. students may go on to college or university

- Trinity Episcopal School of Austin
- Cedars International Academy
- Bridge Point Elementary School
- Cedar Creek Elementary School
- Westlake High School

AMENITIES AND COMMUNITY FEATURES

- Buying property in the USA is not a problem for foreigners. You do not need a green card, a particular type of visa, or even US citizenship to be eligible to do so. However, before you can purchase your dream home in the United States, you need to secure an Individual Taxpayer Identification Number

OTHERS

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|-----------------------------|------------------------------|------------------|
| • Balcony | • Outdoor Kitchen | • Wet Bar |
| • Breakfast Bar | • Porte-Cochere | • In-Law Suite |
| • Deck | • Private Elevator | • Stone Flooring |
| • Granite Countertops | • Terrace / Outdoor Space | • Lake |
| • Pool | • Underground Lawn Sprinkler | • Water View |
| • Security System | • Wine Cellar / Grotto | • Waterfront |
| • Spa / Hot Tub | • Outdoor Pool | • |
| • Billiards Room | • Golf Cart Garage | • |
| • Dock | • Live Water | |
| • Hardwood Flooring | • 4+ Fireplaces | |
| • Media Room / Home Theater | • Vaulted Ceilings | |

ABOUT THE AREA

The U.S. is a country of 50 states covering a vast swath of North America, with Alaska in the northwest and Hawaii extending the nation's presence into the Pacific Ocean. Major Atlantic Coast cities are New York, a global finance and culture center, and capital Washington, DC. Midwestern metropolis Chicago is known for influential architecture and on the west coast, Los Angeles' Hollywood is famed for filmmaking.

Texas is a state in the South Central region of the United States. It is the second largest U.S. state by both area (after Alaska) and population (after California). Texas shares borders with the states of Louisiana to the east, Arkansas to the northeast, Oklahoma to the north, New Mexico to the west, and the Mexican states of Chihuahua, Coahuila, Nuevo León, and Tamaulipas to the south and southwest, and has a coastline with the Gulf of Mexico to the southeast.

Austin is the state capital of Texas, an inland city bordering the Hill Country region. Home to the University of Texas flagship campus, Austin is known for its eclectic live-music scene centered around country, blues and rock. Its many parks and lakes are popular for hiking, biking, swimming and boating. South of the city, Formula One's Circuit of the Americas raceway has hosted the United States Grand Prix.