

\$1,295,000 - 13017 Luna Montana Way S, Austin

MLS® #1855429

\$1,295,000

3 Bedroom, 3.00 Bathroom, 3,719 sqft

Residential on 0.29 Acres

Comanche Canyon Ranch Sec 01/Villa Montana, Austin, TX

Meticulously maintained home in one of the most magical, luxurious communities in Austin! As soon as you enter the community gates, you are greeted with gorgeous hill country views, the charm of the sculptures throughout and stunning European style custom homes. This home has incredible views of the hill country and other gorgeous homes on another hilltop. As you step inside, you are greeted with another set of custom, metal French doors that lead out to a wonderful courtyard with string lights and a fire table to add warmth and ambiance. There are additional French doors that lead from the open concept floor plan to the courtyard and back patio that also has a fire table which makes this home perfect for entertaining & can accommodate large gatherings. The spacious kitchen has many cabinets for storage w/ Taj Mahal quartzite countertops & under/over cabinet lighting w/ additional lighting on the over-sized island. The appliances were replaced with KitchenAid stainless steel appliances. There is a walk-in pantry w/ storage. The primary bedroom is down, is incredibly spacious, & has breathtaking views of the hill country as well as the primary bathroom which has two large separate vanities, a large walk-in shower that was remodeled in 2022, a soaking tub, & a generous walk-in closet. The over-sized laundry room has additional access from the primary w/ a lot of cabinetry, countertops & a sink. The additional bedrooms have large



walk-in closets, gorgeous views, & a huge bathroom which can be converted into two. There are many possibilities of adding additional square footage/rooms to this beautiful home even going up another level which will give even more incredible views. Living in this home & community, you will have the chance to experience true tranquility & feel like you are on a vacation every day. Sellers are moving to be close to family.
Sellers/listing agent are licensed real estate agents & are mother/daughter.

Built in 2014

Essential Information

MLS® #	1855429
Price	\$1,295,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,719
Acres	0.29
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	13017 Luna Montana Way S
Area	RN
Subdivision	Comanche Canyon Ranch Sec 01/Villa Montana
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Cable Connected, Electricity Connected, Fiber Optic Available, Natural
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	Gas Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Gated, Internet Access, Street Lights, Planned Social Activities
Parking	Additional Parking, Attached, Driveway, Garage Faces Side, Electric Vehicle Charging Station(s), Oversized, Workshop in Garage
Garage Spaces	3
View	Park/Greenbelt, Hills, Neighborhood, Trees/Woods, Canyon
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Built-In Electric Range, Bar Fridge, Convection Oven, Dishwasher, Exhaust Fan, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Plumbed For Ice Maker, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Down Draft, Water Purifier Rented, Water Softener Rented
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Log, Great Room, Stone
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters, Fire Pit
Lot Description	Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Landscaped, Native Plants, Many Trees, Sprinklers Automatic, Sprinklers On Side, Trees Medium Size, Trees Small Size, Views
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift

Additional Information

Date Listed	September 6th, 2025
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Days on Market 41

Listing Details

Listing Office All City Real Estate Ltd. Co

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