

# \$1,990,000 - 9806 Inca Lane, Austin

MLS® #2662589

**\$1,990,000**

4 Bedroom, 3.00 Bathroom, 2,911 sqft  
Residential on 0.26 Acres

Austin Lake Estates Resub, Austin, TX

Welcome to The Canopy House, a striking custom home in Austin Lake Estates—one of the most coveted lake-access communities in Eanes ISD. Built in 2018 by Lake Travis Builders, this thoughtfully designed home offers a seamless blend of modern comfort, craftsmanship, and natural beauty.

Designed to live like a single story, the open layout features vaulted ceilings, wide-open spaces, and an inviting warmth throughout. The kitchen stuns with a leathered stone island and flows into the dining and living areas centered around a marble-accented fireplace. A walk-in pantry with a full wet bar adds thoughtful functionality.

A large main-level flex room is perfect for a gym, lounge, or playroom. Downstairs, a private bedroom with its own entrance offers ideal space for guests, extended family, or a creative studio.

Step outside to a resort-style backyard with a tiered pool and spa, outdoor kitchen, fireplace, and automated patio shades. Professionally landscaped grounds are enhanced by curated lighting for magical nighttime ambiance. Step outside and discover a resort-style backyard that delivers serious wow factor. The tiered pool design waterfalls from one level to the next, while an outdoor kitchen, fireplace, and automated shades make the covered patio an ideal space to relax or entertain year-round.



Professionally designed landscaping surrounds the property and is enhanced by curated exterior lighting that creates a magical ambiance at night. An advanced rainwater collection system allows the grounds to be primarily nourished by captured rainwater for eight months of the year.

The home includes a spacious two-car garage with EV chargers and a rare 15â€™x33â€™ side-entry boat garageâ€”perfect for watercraft, gear, or extra vehicles.

Enjoy access to a private Lake Austin park with a beach, sport courts, and green spaceâ€”just minutes from modern conveniences. The Canopy House is where comfort, connection, and lake living converge.

Built in 2018

**Essential Information**

MLS® #	2662589
Price	\$1,990,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,911
Acres	0.26
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	9806 Inca Lane
Area	8W
Subdivision	Austin Lake Estates Resub
City	Austin
County	Travis

State	TX
Zip Code	78733

### Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	Fishing, Lake, Trails/Paths, Suburban
Parking	Driveway, Garage
Garage Spaces	4
View	Hills
Waterfront	None
Has Pool	Yes

### Interior

Interior	Wood
Appliances	Built-In Gas Oven, Built-In Refrigerator, Dryer, Dishwasher, Washer
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room
# of Stories	1
Stories	One

### Exterior

Exterior Features	Gas Grill
Lot Description	Back Yard, Corner Lot, Front Yard
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

### School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake

### Additional Information

Date Listed	April 17th, 2025
Days on Market	181

### Listing Details

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