

\$1,625,000 - 7025 Cielo Azul Pass, Austin

MLS® #3094710

\$1,625,000

3 Bedroom, 4.00 Bathroom, 4,368 sqft

Residential on 0.14 Acres

Comanche Canyon Ranch Sec 01, Austin, TX

Nestled within the exclusive gated Villa Montana community, this Heritage Custom Homes residence, previously featured in the Parade of Homes, stands as a testament to architectural pedigree and refined luxury. A private courtyard entry and dramatic Western Window Systems pivot door set the tone for a sophisticated interior where Kelly Wearstler wall coverings, grass cloth accents, and lighting by Ralph Lauren Home elevate the atmosphere. The chef's kitchen is both a showpiece of artistry and a sanctuary for culinary creativity, anchored by a dramatic island with vegetable sink and Restoration Hardware pendants, and framed by Miele appliances, a Wolf five burner gas cooktop, a custom Thermador refrigerator, two Sub Zero drawer refrigerators, dual wine refrigerators, and a Cove dishwasher. Granite countertops, custom maple cabinetry, and a dry bar with wine storage create a seamless blend of elegance and function. The home is fully wired for sound with a premium Sonos system and features a \$100,000 whole-home air filtration system with UV integration across three AC units, ensuring an environment of high-end comfort and unparalleled purity. At the pinnacle, you'll find a top floor study with wet bar framed by panoramic windows, while balconies capture stunning views of Lake Travis and the Comanche Canyon Preserve. The primary suite is a retreat of its own, complete with a fireplace, sitting area, balcony access, spa inspired bath, and custom



7025 Cielo Azul Pass



PROPERTY FEATURES

- Exclusive gated Villa Montana community
- \$100,000 whole-home air filtration system with UV integration across three AC units (dust free!)
- Private elevator serving every floor
- Heritage Custom Homes residence, previously featured in the Austin Parade of Homes
- Private courtyard entry with dramatic Western Window Systems pivot door
- Designer interiors with Kelly Wearstler wall coverings, grass cloth accents, and Ralph Lauren Home lighting
- Chef's kitchen with dramatic island, vegetable sink, and Restoration Hardware pendants
- Miele appliances, Wolf five-burner gas cooktop, custom Thermador refrigerator, two Sub Zero drawer refrigerators, dual wine refrigerators, and a Cove dishwasher
- Granite countertops, custom maple cabinetry, and dry bar with wine storage
- Whole-home wired with premium Sonos sound system
- Top floor study with wet bar and panoramic windows
- Multiple balconies capturing Lake Travis and Comanche Canyon Preserve views
- Primary suite with fireplace, sitting area, balcony access, spa-inspired bath, and custom dressing room
- Two secondary bedrooms with remodeled baths and balcony access with sunrise views
- Hardwood floors throughout
- Garage with RaceDeck flooring and high-end storage systems
- Just 4 minutes from The Oasis and 25 minutes to downtown Austin
- Conveniently located minutes from grocery stores, restaurants, and a movie theater.

Information is deemed reliable, but is not guaranteed accurate. Buyers are responsible for verifying the accuracy of all information.



dressing room. Two secondary bedrooms each enjoy remodeled baths and balcony access with beautiful sunrise views, offering comfort and privacy for family or guests. Your garage showcases RaceDeck flooring and high-end storage systems. Other features include hardwood floors and a private elevator serving every floor! Just four minutes from The Oasis and twenty five minutes to downtown Austin, this luxury residence pairs Hill Country serenity with Lake Travis views, united under one roof by enduring architectural distinction.

Built in 2007

Essential Information

MLS® #	3094710
Price	\$1,625,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,368
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	7025 Cielo Azul Pass
Area	RN
Subdivision	Comanche Canyon Ranch Sec 01
City	Austin
County	Travis
State	TX
Zip Code	78732

Amenities

Utilities	Natural Gas Connected, Sewer Available, Underground Utilities
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Features	Common Grounds/Area, Clubhouse, Gated
Parking	Additional Parking, Garage Faces Rear, Common
Garage Spaces	2
View	City, Canyon, Lake, Neighborhood, Panoramic
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Range, Bar Fridge, Built-In Oven, Built-In Refrigerator, Convection Oven, Cooktop, Double Oven, Dishwasher, Refrigerator, Wine Refrigerator, Built-In Freezer, Built-In Range
Heating	Central, Fireplace(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Stories	Three Or More

Exterior

Exterior Features	Balcony, Garden, Uncovered Courtyard
Lot Description	Many Trees, Sprinklers Automatic, Views, Xeriscape
Roof	Tile
Construction	Stone, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift

Additional Information

Date Listed	September 17th, 2025
Days on Market	29

Listing Details

Listing Office	Keller Williams Realty
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