

\$7,200,000 - 2303 Manana Street, Austin

MLS® #4649857

\$7,200,000

7 Bedroom, 7.00 Bathroom, 6,124 sqft

Residential on 0.72 Acres

James Spillman Surv, Austin, TX

A Refined Lake Austin Retreat with Santa Barbara Elegance and Texas Soul
Gracefully positioned along the tranquil waters of Lake Austin, this extraordinary Santa Barbara-style estate is a masterful blend of timeless architecture and warm Texas charm. Set on a rare, level lot behind a private gate, the property unfolds like a private resort—complete with a gently sloping shoreline that feels like your own secluded beach.

Thoughtfully designed for both grand entertaining and intimate everyday living, the residence offers six generously appointed bedrooms, 5.5 bathrooms, two refined home offices, and a spacious four-car garage. Light-filled interiors are adorned with elegant archways, artisanal finishes, and expansive windows that capture sweeping views of the lake from nearly every vantage point. Outdoor living is elevated to an art form. Multiple terraces, manicured lawns, and lush landscaping provide an idyllic backdrop for alfresco dining, sunset gatherings, or quiet mornings by the water. Two private boat slips sit just beyond the shoreline, offering effortless access to the lake and all its pleasures. A true sanctuary where California coastal elegance meets the relaxed luxury of Texas Hill Country—this is Lake Austin living at its finest. Schedule your private showing today!

Built in 2007



Essential Information

MLS® #	4649857
Price	\$7,200,000
Bedrooms	7
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,124
Acres	0.72
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2303 Manana Street
Area	RN
Subdivision	James Spillman Surv
City	Austin
County	Travis
State	TX
Zip Code	78730

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	See Remarks
Parking	Attached, Garage Faces Front, Garage, Electric Vehicle Charging Station(s)
Garage Spaces	4
View	Lake, Pool, Water
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, Waterfront
Has Pool	Yes

Interior

Interior	Carpet, Tile
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Double Oven, Dryer, Dishwasher, Exhaust Fan, Disposal, Microwave, Stainless Steel Appliance(s), Wine Refrigerator, Built-In Freezer

Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Lighting, No Exterior Steps, Private Entrance, Private Yard, Boat Lift, Boat Slip, Dock
Lot Description	Back Yard, Front Yard, Landscaped, Level, Moderate Trees, Private, Sprinklers Automatic, Sprinklers In Ground, Few Trees
Roof	Spanish Tile
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum

Additional Information

Date Listed	April 29th, 2025
Days on Market	170

Listing Details

Listing Office	Christie's Int'l Real Estate
----------------	------------------------------

Property Listed by: Christie's Int'l Real Estate Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 16th, 2025 at 3:07pm. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: Kuper Sotheby's International Realty The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 16th, 2025 at 3:07pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS

may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.

Listing information last updated on October 16th, 2025 at 3:07pm CDT