

\$13,550,000 - 11949 Overlook Pass, Austin

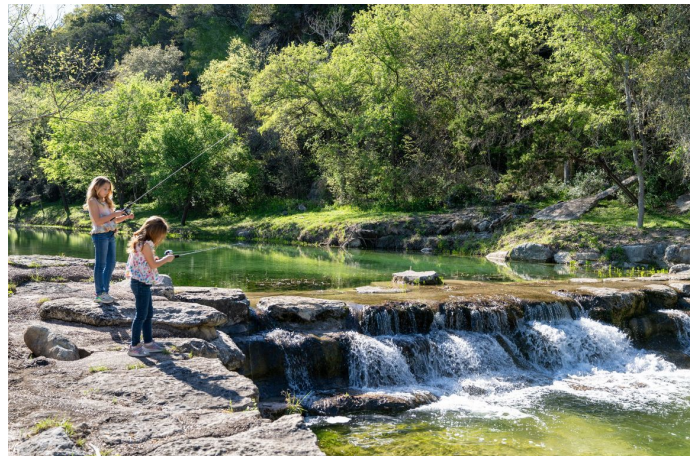
MLS® #5985563

\$13,550,000

6 Bedroom, 6.00 Bathroom, 7,931 sqft
Residential on 24.17 Acres

Barton Creek Preserve Ph 03, Austin, TX

Welcome to The Sanctuary on Barton Creek, where harmonious privacy meets luxury living. Nestled among live oaks on 24 acres, this hidden, multi-generational compound offers a lifestyle unlike any other. Surrounded by a 4100 acre nature preserve, every moment here is an ode to the breathtaking beauty of the Texas Hill Country. This stunning estate offers access to nature with over 250 feet of grassy shoreline of Barton Creek. Now outdoor enthusiasts can enjoy your own oasis for swimming, fishing, and paddleboarding. Sit around a cozy campfire while roasting marshmallows and enjoying the beautiful central Texas fall evenings. Enjoy honey made from the hives on the property which provides an agricultural exemption. Whether it's lounging in the resort-style custom pool, enjoying fireside gatherings on the covered veranda, or hosting unforgettable evenings on the expansive patio, every moment is infused with luxury and relaxation. Step inside the main residence where elegance and comfort intertwine seamlessly. The home has been meticulously updated, in which every detail exudes sophistication. Entertain guests and family with new Wolf appliances in the state-of-the-art kitchen. Enjoy luxurious baths while looking at the hill country in the completely remodeled primary bathroom. As for guests or family, a charming, fully equipped guest cottage awaits. The executive lodge is another addition to the compound, which is home to beautiful hill country views and can be



used as an executive office, game room or expansive guest quarters. Below the executive lodge is a three car garage with a pull-through for an RV. The Sanctuary on Barton Creek is not just a home: itâ€™s an extraordinary living experience. The propertyâ€™s proximity to high-end outdoor malls, downtown Austin, and Bergstrom Airport make it a unique blend of seclusion and convenience. Experience the pinnacle of luxury living amidst the natural splendor of "The Sanctuary on Barton Creek" (check out this website).

Built in 1997

Essential Information

MLS® #	5985563
Price	\$13,550,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	7,931
Acres	24.17
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	11949 Overlook Pass
Area	W
Subdivision	Barton Creek Preserve Ph 03
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed
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	Internet Available, Propane, Sewer Connected, Water Connected
Features	Trails/Paths, Fishing, Trash Pickup Door to Door
Parking	Additional Parking, Circular Driveway, Concrete, Drive Through, Driveway, Electric Vehicle Charging Station(s), Garage, Garage Door Opener, Kitchen Level, RV Access/Parking, Garage Faces Side, Heated Garage, RV Garage, Storage
Garage Spaces	6
Garages	Garage Door Opener
View	Canyon, Hills, Panoramic, Creek/Stream, Trees/Woods
Waterfront	Creek
Has Pool	Yes

Interior

Interior	Carpet, Wood, Stone
Appliances	Built-In Electric Oven, Built-In Gas Range, Built-In Refrigerator, Convection Oven, Cooktop, Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Washer
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Bedroom, Family Room, Gas, Living Room, Primary Bedroom, Stone, Wood Burning, Masonry
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Rain Gutters, Barbecue
Lot Description	Cul-De-Sac, Front Yard, Gentle Sloping, Many Trees, Sprinklers In Ground, Views, Near Golf Course, Sloped Down, Steep Slope
Roof	Concrete
Construction	Frame, Masonry, Stone
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Lake Pointe
Middle	Bee Cave Middle School
High	Lake Travis

Additional Information

Date Listed May 18th, 2025
Days on Market 152

Listing Details

Listing Office Douglas Elliman Real Estate

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Listing information last updated on October 17th, 2025 at 7:17pm CDT