

\$1,248,500 - 423 Bella Montagna Circle, Austin

MLS® #6398466

\$1,248,500

5 Bedroom, 5.00 Bathroom, 3,607 sqft
Residential on 0.95 Acres

Bella Montagna Estates, Austin, TX

SELLER WILLING TO CARRY BACK UP TO A 10% 2ND LIEN FOR A QUALIFIED BORROWER WITH AN ACCEPTABLE OFFER. Experience luxury in this stunning Tuscan-style home located in the gated community of Bella Montagna Estates, just 30 minutes from Austin. Set on nearly one acre, this 3,607 sq ft residence is designed for both entertaining and everyday living. Enter through Cantera double doors to find a spacious first floor layout featuring a grand primary suite, grand kitchen, dining area, living room with 36' ceilings and floor to ceiling limestone fireplace, laundry room, guest bedroom with en-suite and a 5th bedroom/office with half bath. The kitchen boasts a gas cooktop, double oven, large island, walk-in pantry, and granite countertops, with an arched window offering captivating views of the courtyard. Incredible natural light is offered by the 15+ strategically placed windows in the living room. Ascend the stairs to find two large bedrooms which share a J&J bathroom, and the media room with half bath. The home is newly updated with light colored wide plank, hardwood floors and fresh carpet. The outdoor space is a standout. A landscaped courtyard in front featuring a fountain and fire ring is perfect for relaxation. In the back you will find a covered patio with a built in grill and mini fridge, leading to a custom saltwater pool with a waterfall and beach entry, completed in 2023. The three-car garage is side-entry, preserving the property's curb appeal. Located within the highly-rated Lake



Travis ISD. Come home to the warm and inviting atmosphere that this exceptional estate welcomes! Seller paid interest rate buy down available.

Built in 2011

Essential Information

MLS® #	6398466
Price	\$1,248,500
Bedrooms	5
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,607
Acres	0.95
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	423 Bella Montagna Circle
Area	LS
Subdivision	Bella Montagna Estates
City	Austin
County	Travis
State	TX
Zip Code	78734

Amenities

Utilities	Electricity Connected, Water Connected, Propane
Features	Curbs, Community Mailbox
Parking	Driveway, Attached, Concrete, Garage Faces Side, Inside Entrance
Garage Spaces	3
View	Neighborhood, Trees/Woods
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood, Carpet
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Built-In Oven, Double Oven, Electric Water Heater, Exhaust Fan, Gas Range, Range Hood, Trash Compactor
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Stone, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters, Exterior Steps, Gas Grill, Lighting, Private Yard, Uncovered Courtyard
Lot Description	Landscaped, Level, Sprinklers Automatic, Cul-De-Sac, Front Yard, Many Trees
Roof	Spanish Tile
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Lake Travis
Middle	Hudson Bend
High	Lake Travis

Additional Information

Date Listed	May 1st, 2025
Days on Market	168

Listing Details

Listing Office	eXp Realty, LLC
----------------	-----------------

Property Listed by: eXp Realty, LLC Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of October 16th, 2025 at 2:52pm. 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 Sothebyâ€™s International RealtyThe 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 2:52pm 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 2:52pm CDT