

\$2,065,000 - 207 Palazza Alto Drive, Austin

MLS® #6405171

\$2,065,000

4 Bedroom, 4.00 Bathroom, 3,947 sqft
Residential on 1.10 Acres

Round Mountain Estates 02, Austin, TX

Welcome to 207 Palazza Alto Drive, an exceptional opportunity to own a to-be-built luxurious custom estate in the exclusive, gated community of Bella Montagna in Lakeway, TX. Situated on a 1.09-acre homesite with stunning Hill Country views, this 3,947-square-foot single-story masterpiece, designed by Grandview Custom Homes, combines elegance, functionality, and high-quality craftsmanship. This thoughtfully designed home features 4 spacious bedrooms, 4 full bathrooms, a private study, a game room, and a stylish bar, perfect for entertaining and daily living alike. The home is beautifully appointed with Andersen 100 Series windows and Western Aluminum sliding doors that flood the space with natural light while providing seamless indoor-outdoor living. High-end finishes include white oak wood floors throughout, a standing seam metal roof, a stone and stucco exterior, and allowances for Thermador appliances, Kohler plumbing fixtures, and landscaping—giving buyers the flexibility to select finishes that match their personal style. With a paver driveway, bib wall insulation, and a foam-insulated attic, this home is as efficient as it is stunning. Nestled in Bella Montagna, a coveted community offering just 84 estate-sized homesites, this property is zoned to the acclaimed Lake Travis ISD and is minutes from Lakeway's best amenities. Enjoy nearby golf courses, tennis, marinas, shopping, dining, entertainment, parks, and greenbelts - all just 25 miles from



downtown Austin. This to-be-built estate offers a customizable design, so the build-out price is approximate, based on final selections. Final plans to be approved by the HOA. The lot can be purchased separately for \$570,000 (MLS #1123380) with no required timeframe to build. Buyer to verify all information. Contact me today to learn more about this rare opportunity to create your dream home in one of the Hill Countryâ€™s most desirable neighborhoods.

Built in 2025

Essential Information

MLS® #	6405171
Price	\$2,065,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,947
Acres	1.10
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	207 Palazza Alto Drive
Area	LS
Subdivision	Round Mountain Estates 02
City	Austin
County	Travis
State	TX
Zip Code	78734

Amenities

Utilities	Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, Sewer Available, Water Available, Fiber Optic Available
Features	Gated

Parking	Driveway, Garage Faces Front, Garage, Garage Door Opener, Garage Faces Side, Electric Vehicle Charging Station(s)
Garage Spaces	3
Garages	Garage Door Opener
View	Hills, Lake, Panoramic
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Gas Range, Built-In Refrigerator, Dishwasher, ENERGY STAR Qualified Appliances, Freezer, Disposal, Ice Maker, Microwave, Vented Exhaust Fan, Tankless Water Heater
Heating	Central, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Lighting, Outdoor Grill, Private Yard, Rain Gutters, See Remarks
Lot Description	Sloped Down, Moderate Trees, Trees Medium Size, Trees Small Size
Roof	Metal
Construction	Masonry
Foundation	Slab

School Information

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

Additional Information

Date Listed	January 7th, 2025
Days on Market	280

Listing Details

Listing Office	Compass RE Texas, LLC
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