

\$1,299,900 - 116 Vailco Lane, Austin

MLS® #7685644

\$1,299,900

6 Bedroom, 6.00 Bathroom, 6,895 sqft

Residential on 0.34 Acres

Ridge At Alta Vista, Austin, TX

Gorgeous home located in Ridge at Alta Vista, a highly acclaimed neighborhood nestled between Lakeway & Bee Cave. Gated hill country retreat surrounded by tranquil views of the Balcones Canyonland Preserve. Beautiful home, meticulously maintained by its original owners with solar panels & water softener. 6,895 sf with 6 bedrooms, 6 full baths, office with French doors, game room, small bonus room and finished basement. Bright, open floor plan with vaulted cathedral-height ceilings. Fresh paint and new carpet. New roof in July 2024! Living room has gas fireplace and wall of windows to display the peaceful views of the nature preserve. Chef's kitchen is open to the living room and offers plenty of cabinet space, double ovens, island, granite counters and built in desk area. Primary owner's suite, on the main level, has views of nature preserve, coffered ceilings, walk-in-closet & ensuite bathroom with jetted tub, separate shower & dual vanities. Bedroom 2 with en-suite bathroom, office & laundry room also located on main level. Upstairs, you will find a large open space perfect for a 2nd living area or game room, 3 bedrooms with walk-in closets and ensuite bathrooms and a small bonus room. The finished basement offers expansive open space with tiled flooring and 6th bedroom with ensuite bathroom. 2 huge storage closets and closet under the stairs provide an abundance of storage. Partial kitchen has cabinetry, granite counters and sink. Full bathroom is



served by septic system. This beautiful home offers luxury living with low tax rate. Amenities include pool, splash pad, tennis courts, playground, fitness center, basketball court and clubhouse. Close to LT High School and everything Lakeway and Bee Cave offers. Hill Country Galleria (3.1 miles), Falconhead Golf Club (2.2 miles), Omni Barton Creek (12 miles), ABIA (23.2 miles). Floor plan square footage slightly less than tax records; Buyer to verify HOA info, restrictions, lot size, schools, square footage, etc.

Built in 2006

Essential Information

MLS® #	7685644
Price	\$1,299,900
Bedrooms	6
Bathrooms	6.00
Full Baths	6
Square Footage	6,895
Acres	0.34
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	116 Vailco Lane
Area	LS
Subdivision	Ridge At Alta Vista
City	Austin
County	Travis
State	TX
Zip Code	78738-6565

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected, Underground Utilities
-----------	---

Features	Clubhouse, Common Grounds/Area, Fitness Center, Pool, Sport Court(s)
Parking	Attached, Driveway, Garage, Garage Faces Front, Garage Faces Side
Garage Spaces	3
View	Hills, Panoramic, Park/Greenbelt, Trees/Woods
Waterfront	None

Interior

Interior	Tile, Wood, Carpet
Appliances	Cooktop, Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s), Double Oven, Electric Oven
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Stories	Three Or More

Exterior

Exterior Features	Exterior Steps, Balcony, Private Entrance, Rain Gutters
Lot Description	Views, Backs to Greenbelt/Park, Back Yard, Front Yard, Landscaped, Sprinklers Automatic, Trees Medium Size
Roof	Composition, Shingle
Construction	Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 12th, 2025
Days on Market	195

Listing Details

Listing Office	All City Real Estate Ltd. Co
----------------	------------------------------

Property Listed by: All City Real Estate Ltd. CoListings courtesy of Unlock MLS as distributed by MLS GRIDBased on information submitted to the MLS GRID as of October 14th, 2025 at 8:01pm. 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 14th, 2025 at 8:01pm 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 14th, 2025 at 8:01pm CDT