

\$2,400,000 - 316 Martinique Pass, Austin

MLS® #8926456

\$2,400,000

5 Bedroom, 5.00 Bathroom, 5,417 sqft
Residential on 0.39 Acres

Rough Hollow Sec 10, Austin, TX

This extraordinary estate at 316 Martinique Pass in Austin, TX 78734, is a true architectural masterpiece, offering breathtaking panoramic views of Lake Travis and the Rough Hollow Marina. Tucked away on a peaceful cul-de-sac, this residence embodies elegance and sophistication, seamlessly blending luxurious interiors with unmatched outdoor beauty. At the heart of the property, a stunning infinity pool creates the illusion of merging with the lake, providing a serene oasis where water and sky become one. As the sun sets, the horizon is painted in brilliant hues, casting a golden glow over the landscape and transforming each evening into a mesmerizing spectacle. Inside, the grandeur continues with a soaring two-story great room, anchored by a striking custom stone fireplace. The gourmet kitchen is a chef's dream, featuring high-end appliances, custom cabinetry, and expansive counter space for both functionality and style. A mezzanine-level study and a lofted library rotunda offer refined spaces for work and relaxation, while the lofted game room and an expansive home theater create the ultimate setting for entertainment. The luxurious master suite serves as a private sanctuary, boasting breathtaking views and a spa-like bathroom designed for tranquility. Situated within an exclusive gated community,



residents enjoy access to two premier amenity centers, world-class golf courses, tennis courts, and even a private aircraft airport. Blending timeless architectural elegance with contemporary luxury, this estate offers an unparalleled living experience. With its infinity pool overlooking the lake and unforgettable sunset vistas, this home is a rare opportunity to own a piece of paradise.

Built in 2007

Essential Information

MLS® #	8926456
Price	\$2,400,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	5,417
Acres	0.39
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	316 Martinique Pass
Area	LS
Subdivision	Rough Hollow Sec 10
City	Austin
County	Travis
State	TX
Zip Code	78734

Amenities

Utilities	Electricity Available, Phone Connected, Underground Utilities, Propane
Features	Common Grounds/Area, Lake, Playground, Park, Pool, Tennis Court(s), Trails/Paths, Curbs, Gated, Sport Court(s)

Parking	Attached
Garage Spaces	3
View	Hills, Panoramic, Lake, River
Waterfront	None
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, Disposal, Microwave, Convection Oven
Heating	Central
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Great Room, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Gas Grill, Outdoor Grill
Lot Description	Cul-De-Sac, Sprinklers Automatic, Views
Roof	Tile
Construction	Stucco, Stone Veneer
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Serene Hills
Middle	Lake Travis
High	Lake Travis

Additional Information

Date Listed	September 17th, 2025
Days on Market	25

Listing Details

Listing Office	Compass RE Texas, LLC
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