

\$2,950,000 - 106 Bella Montagna Circle, Austin

MLS® #9769913

\$2,950,000

5 Bedroom, 6.00 Bathroom, 5,284 sqft

Residential on 1.12 Acres

Bella Montagna, Round Mountain Estates 02,
Austin, TX

Tucked privately out of view, this stunning estate delivers a rare mix of elegance, warmth, and motivated opportunity—seller is ready to make a deal. Perched high above Lakeway with panoramic views, this custom-built retreat blends luxury, privacy, and timeless design into a forever-worthy home. With over 5,200 SF on an acre, there's abundant room to relax, entertain, or expand for multi-gen living and value-add potential.

Mediterranean-inspired and built for Austin's al fresco lifestyle, enjoy multiple outdoor spaces, a sparkling pool, and outdoor kitchen. Soaring ceilings, high-end finishes such as Thermador appliances, Quartz counters, frameless custom cabinetry, and premium windows and doors elevate the entire experience. The main level features a grand primary suite, guest bedroom, study, wine cellar, and bar. Upstairs includes two more bedrooms, a game room, and home theater. The expansive light filled kitchen boasts premium Thermador appliances, 2 dishwashers, walk-in pantry, ample counter space, and a generously sized waterfall island. Architecturally distinct floating ceilings add drama to the kitchen and great room. Outdoors, shoot hoops on your private basketball goal, dine under the stars by the outdoor kitchen, or unwind in your private pool and hot tub. This is true resort-style living—tranquil by day, glowing with ambience at night. Lush landscaping and an



elevated position offer unmatched seclusion and sweeping hill country vistas. Built with carefully curated materials and modern elegance, and located within the gates of Bella Montagna, this home is more than a retreatâ€”itâ€™s a lifestyle. *select exterior photos are virtually enhanced

Built in 2024

Essential Information

MLS® #	9769913
Price	\$2,950,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,284
Acres	1.12
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	106 Bella Montagna Circle
Area	LS
Subdivision	Bella Montagna, Round Mountain Estates 02
City	Austin
County	Travis
State	TX
Zip Code	78734

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Gated
Parking	Attached, Driveway, Garage, Garage Faces Side
Garage Spaces	3

View	Hills, Panoramic, City
Waterfront	None
Has Pool	Yes

Interior

Interior	Wood
Appliances	Built-In Range, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Oven, Refrigerator, Wine Refrigerator, Built-In Refrigerator
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Basketball Court, Sport Court
Lot Description	Sprinklers Automatic
Roof	Tile
Construction	Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 20th, 2025
Days on Market	112

Listing Details

Listing Office	Kuper Sotheby's Int'l Realty
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