

# \$20,000,000 - 15016 Flat Top Ranch Rd, Austin

MLS® #4447742

**\$20,000,000**

6 Bedroom, 7.00 Bathroom, 9,725 sqft  
Single-Family on 5.94 Acres

Steiner Ranch Ph 01 Sec 06G, Austin, TX

## BELLAGIO FALLS ON LAKE AUSTIN

The "Bellagio Falls" estate is an exquisite property that combines the beauty of Texas ranch style with the elegance of Santa Barbara architecture, offering a serene living experience. This remarkable property spans over 6 acres and features a spacious nearly 10,000-square-foot residence with 6 bedrooms and 6.5 bathrooms, built in 2018. One of the standout features is its ~600 feet of water frontage on Lake Austin, complemented by scenic waterfalls cascading through it, offering breathtaking lake views and unparalleled privacy.

Amenities abound in this estate, including a 4-car garage, a private orchard, inlaid Texas mesquite flooring throughout, and ample space for potential additions like a sports court and/or casita. The property is beautifully landscaped with majestic oak trees, a magnificent 100-year-old heritage pecan tree, and a variety of other tree species such as bald cypress, sycamore, mulberry, and multiple fruit trees, creating a tranquil and scenic environment.

Designed for entertainment and relaxation, "Bellagio Falls" offers a state-of-the-art media room, a sophisticated billiards room, and a game room complete with an official-size shuffleboard that conveys with the property. Newly-built resort-style pool with a one-year



warranty and a two-story boat dock to further enhance the outdoor amenities, providing the ultimate retreat setting.

Notably, the property's location ensures the utmost exclusivity and serenity, as it is enveloped by vast greenbelt on all sides and bordered by a bird refuge across the lake, shielding the estate from any visible homes or boat docks, and providing an unobstructed view of the picturesque bend in the lake. This pristine setting, combined with its luxurious amenities and natural beauty, makes "Bellagio Falls" a unique and extraordinary estate, offering a truly one-of-a-kind magnificent oasis on the shores of Lake Austin.

Built in 2018

**Essential Information**

MLS® #	4447742
Price	\$20,000,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	9,725
Acres	5.94
Year Built	2018
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	15016 Flat Top Ranch Rd
Area	RN
Subdivision	Steiner Ranch Ph 01 Sec 06G
City	Austin
County	Travis
State	TX

Zip Code 78732

### Amenities

Utilities Electricity Available, Natural Gas Available  
Features Gated  
Parking Driveway, Electric Gate, Garage, Gated, Garage Faces Side, Circular Driveway  
# of Garages 4  
Garages Garage Door Opener  
View Hills,Lake,Orchard,Panoramic,River,CreekStream,Lake Austin  
Is Waterfront Yes  
Waterfront Lake Front

### Interior

Interior Carpet, Slate, Tile, Wood, Stone  
Appliances Built-In Gas Range, Bar Fridge, Built-In Refrigerator, Double Oven, Dishwasher, Exhaust Fan, Disposal, Ice Maker, Microwave, Tankless Water Heater, Wine Cooler, Warming Drawer, Built-In Freezer  
Heating Central, Fireplace(s), Natural Gas  
# of Fireplaces 3  
Fireplaces Bedroom, Den, Gas Starter, Living Room, Masonry, Outside, Stone, Great Room  
# of Stories 2  
Stories Two

### Exterior

Exterior Features Barbecue, Boat Slip, Dock, Garden, Gas Grill, Lighting, Outdoor Grill, Private Entrance, Private Yard, Rain Gutters, See Remarks, Fire Pit  
Lot Description Level  
Roof Metal, Tile  
Foundation Pillar/Post/Pier, Slab

### School Information

District Leander ISD  
Elementary Steiner Ranch  
Middle Canyon Ridge  
High Vandegrift

### Additional Information

Date Listed September 9th, 2025

Days on Market	1
HOA Fees	2305
HOA Fees Freq.	Annually

### **Listing Details**

Listing Agent	Shaun Cochran
Listing Office	AUSTINTETON

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