

\$7,200,000 - 2303 Manana St, Austin

MLS® #4649857

\$7,200,000

7 Bedroom, 7.00 Bathroom, 6,124 sqft

Single-Family on 0.72 Acres

James Spillman Surv, Austin, TX

A Refined Lake Austin Retreat with Santa Barbara Elegance and Texas Soul
Gracefully positioned along the tranquil waters of Lake Austin, this extraordinary Santa Barbara-style estate is a masterful blend of timeless architecture and warm Texas charm. Set on a rare, level lot behind a private gate, the property unfolds like a private resort—complete with a gently sloping shoreline that feels like your own secluded beach.

Thoughtfully designed for both grand entertaining and intimate everyday living, the residence offers six generously appointed bedrooms, 5.5 bathrooms, two refined home offices, and a spacious four-car garage. Light-filled interiors are adorned with elegant archways, artisanal finishes, and expansive windows that capture sweeping views of the lake from nearly every vantage point. Outdoor living is elevated to an art form. Multiple terraces, manicured lawns, and lush landscaping provide an idyllic backdrop for alfresco dining, sunset gatherings, or quiet mornings by the water. Two private boat slips sit just beyond the shoreline, offering effortless access to the lake and all its pleasures. A true sanctuary where California coastal elegance meets the relaxed luxury of Texas Hill Country—this is Lake Austin living at its finest. Schedule your private showing today!

Built in 2007



Essential Information

MLS® #	4649857
Price	\$7,200,000
Bedrooms	7
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	6,124
Acres	0.72
Year Built	2007
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2303 Manana St
Area	RN
Subdivision	James Spillman Surv
City	Austin
County	Travis
State	TX
Zip Code	78730

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	See Remarks
Parking	Attached, Garage Faces Front, Garage, Electric Vehicle Charging Station(s)
# of Garages	4
View	Lake,Pool,Water,Lake Austin
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, Waterfront

Interior

Interior	Carpet, Tile
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Double Oven, Dryer, Dishwasher, Exhaust Fan, Disposal, Microwave, Stainless Steel Appliance(s), Wine Refrigerator, Built-In Freezer
Heating	Central

# of Fireplaces	2
Fireplaces	Living Room, Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Lighting, No Exterior Steps, Private Entrance, Private Yard, Boat Lift, Boat Slip, Dock
Lot Description	Back Yard, Front Yard, Landscaped, Level, Moderate Trees, Private, Sprinklers Automatic, Sprinklers In Ground, Few Trees
Roof	Spanish Tile
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Austin ISD
Elementary	Highland Park
Middle	Lamar (Austin ISD)
High	McCallum

Additional Information

Date Listed	April 29th, 2025
Days on Market	143

Listing Details

Listing Agent	Erica Balbay
Listing Office	Christie's Int'l Real Estate

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Listing information last updated on October 14th, 2025 at 8:31pm CDT