

# \$1,569,000 - 106 Sendera Bonita, Austin

MLS® #9944331

**\$1,569,000**

5 Bedroom, 6.00 Bathroom, 5,712 sqft  
Single-Family on 1.01 Acres

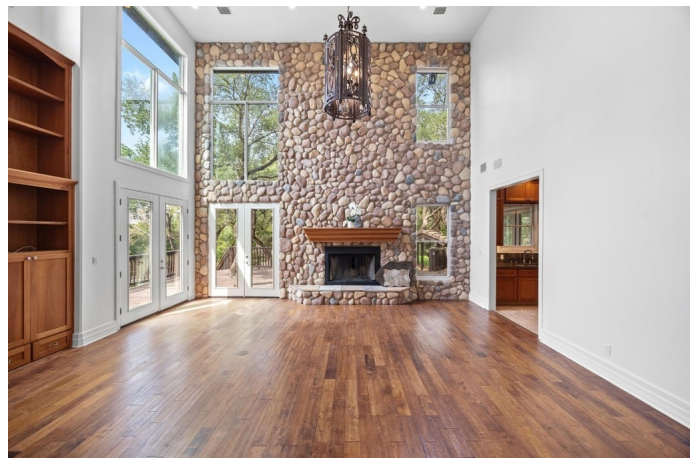
Arbolago, Austin, TX

Priced over \$250K below tax appraised value!  
With an acceptable contract by end of  
September 2025, Seller also offering up to  
\$40K to buy down points and/or for  
updates/appliance package, etc.. Ask agent  
for bids done for flooring. Interior recently  
painted.

Incredible deal in gated community of  
Arbolago, 106 Sendera Bonita offers an  
exceptional opportunity to own over an acre of  
wooded serenity just moments from Lake  
Travis. This custom-built home is set on a  
generous, tree-filled lot in one of  
Lakeway's most desirable gated enclaves,  
where residents enjoy access to an 18-acre  
waterfront park, day dock, and scenic  
hike-and-bike trails.

Inside, expansive windows invite soft natural  
light across the main living spaces, while a  
striking stone fireplace and Bordeaux granite  
in the kitchen speak to the original design's  
craftsmanship. The primary suite is  
conveniently located on the main level, and all  
bedrooms include en-suite baths. Upstairs, a  
spacious game room offers additional flexible  
living.

The backyard is primed for both relaxation and  
recreation, complete with an infinity-edge pool,  
spa, putting green, and shaded pavilion, not to  
mention beautiful oak trees. This estate is  
ready for its next chapter—offering plenty of



room for a modern refresh to match its timeless surroundings. Lower-level bedrooms are awaiting flooring, and the home is priced well below its tax-appraised value, allowing for personalized updates.

Just 21 miles from Downtown Austin, Arbolago provides the rare combination of lake lifestyle and convenience—close to Lakeway Resort & Spa, Hill Country Galleria, golf courses, and iconic local spots like The Oasis and Sundancer Grill.

Built in 2000

**Essential Information**

MLS® #	9944331
Price	\$1,569,000
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,712
Acres	1.01
Year Built	2000
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	106 Sendera Bonita
Area	LS
Subdivision	Arbolago
City	Austin
County	Travis
State	TX
Zip Code	78734

**Amenities**

Utilities	Electricity Available, Water Available, Propane
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Features	Common Grounds/Area, Community Mailbox, Gated, Lake, Park, Trails/Paths
Parking	Attached, Direct Access, Driveway, Garage, Garage Faces Side, Circular Driveway, Electric Gate, Kitchen Level
# of Garages	3
View	ParkGreenbelt,Pool,TreesWoods,Lake Travis
Waterfront	Lake Privileges, Seasonal

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Double Oven, Dryer, Dishwasher, Disposal, Microwave, Washer, Bar Fridge, Built-In Gas Oven, Built-In Refrigerator, Ice Maker, Wine Refrigerator
Heating	Central
# of Fireplaces	1
Fireplaces	Wood Burning, Great Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Private Yard, Balcony, Barbecue
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Backs to Greenbelt/Park, Landscaped, Sprinklers Automatic, Private
Roof	Slate
Construction	Masonry, Stone, Stucco
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	150
HOA Fees	200
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Agent	Monica Fabbio
Listing Office	Christie's Int'l Real Estate

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