

\$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

Welcoming back up offers. 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 retreat—it’s a lifestyle.

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 Under Contract

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

View	City, Hills, Panoramic
Waterfront	None
Has Pool	Yes

Interior

Interior	Wood
Appliances	Gas Cooktop, Disposal, Microwave, Built-In Range, Built-In Refrigerator, Exhaust Fan, Oven, Refrigerator, Wine 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	149

Listing Details

Listing Office	Kuper Sotheby's Int'l Realty
----------------	------------------------------

Property Listed by: Kuper Sotheby's Int'l Realty Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of November 20th, 2025 at 8:16pm. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith

that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: [INSERT BROKER NAME]The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 20th, 2025 at 8:16pm CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.