

GALLERY OF **LUXURY HOMES**

REMARKABLE RESIDENCE IN WESTLAKE



WESTLAKE TRANSITIONAL

4181 Westlake Drive
\$1,800,000
www.westlakeaustintexas.com

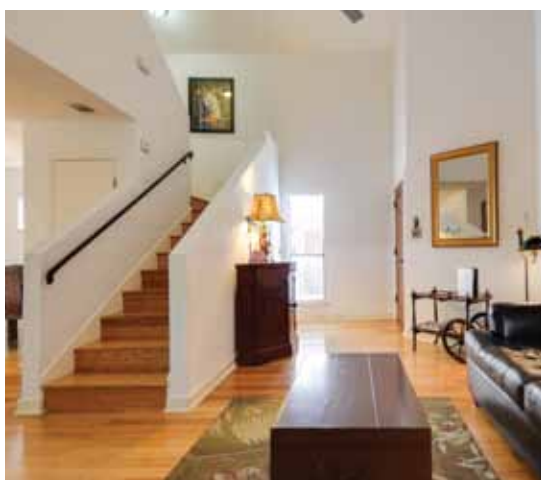
Spinelli Residential
Group

Property Listed by
Jeannette Spinelli
Broker Associate *Elite 25*
jeannette@jeannettespinelli.com
www.spinelliresidentialgroup.com



800 SOUTH 1ST STREET

PRIME LOCATION! Unbelievable opportunity to own 2 quadplexes in the heart of everything Austin. Each of the 8 units have been fully remodeled and furnished with high end furniture, stainless steel appliances and flat screen TV's. The fantastic floorplans feature 2 bedrooms and 1.5 bathrooms making this space perfect for roommates or a couple that likes to entertain guests. Currently a successful vacation and rental property offering tenants the opportunity to be close to Downtown, Lady Bird Lake, South Congress and the Mom & Pop shops of Bouldin Creek. Dominique Davalos, Realtor®; 512-965-7790.
www.dominiquedavalos.com



DOMINIQUE DAVALOS
REALTOR®

512 965-7790
dominiquemaria@gmail.com
www.dominiquedavalos.com
www.inntownvacationrentals.com





**THE CROWN JEWEL
OF FLINTROCK!**

302 Jack Nicklaus - Spectacular home on corner, double lot. Backs to 13th tee with views, privacy, and pool! \$1,190,000.



**17+ ACRE
ESTATE SITE IN
BARTON CREEK**

8842 Chalk Knoll - 17-acre ESTATE SITE in the heart of Barton Creek! Can subdivide into 2 very buildable and level homesites - priced similar to other 1-acre sites but surrounded by your own preserve for insured privacy and serenity in a gated section.



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APRIL WOMACK
REALTOR®, MBA, CNE
2011, 2012, 2013 & 2014
Lake Travis Ofc Top Producer

cell: (512) 970-1031
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april@moreland.com
www.moreland.com





**THE CROWN JEWEL OF
CITY VIEW PROPERTIES**

A modern masterpiece built for art,
entertainment and views.

1404 Wildcat Hollow, West Lake Hills
1404Wildcat.com

Cord Shiflet, REALTOR®, Elite 25sm
512-751-2673
cord@moreland.com



STUNNING HOME ON 15 ACRES

10011 Grand Summit Blvd. | Ranches at Hamilton Pool - Extremely private retreat on 15 acres with long distance views, wet weather creek & tons of mature trees. High-end finishes throughout. Property includes detached casita, sports court, 24'x24' barn & 25,000-gal rainwater collection tank.

Natalie Dean, REALTOR®, 512-436-2997; natalie@moreland.com



VINEYARD BAY - 15905 FONTAINE AVE

This beautiful estate is located in the gated community of Vineyard Bay located on Lake Travis. The extensive outdoor covered living area is completely loaded with all the appliances, gorgeous landscape and pool for entertaining and relaxing. \$1,349,000.

Barbara Erker, Broker Associate, 512-750-3866; barbara@moreland.com

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621 NOMAD DRIVE

Charming and stylish log cabin overlooking the Pedernales arm of Lake Travis. Over 97 feet of frontage, perched high on the hill to take advantage of the sweeping views with easy access to the water. \$645,000. www.621NomadDrive.com
Wendy Griessen 512-431-9502



5507 SHOAL CREEK BLVD.

Delightful, sunny Shoalmont residence just north of downtown and convenient to all things Austin! Spacious, fenced grass front yard with mature trees and gated entry with access off cul-de-sac. Pool in backyard with amazing patio. www.AtHomeInShoalmont.com
Greg Walling 512-633-3787 Greg@Moreland.com



4814 TIMBERLINE DRIVE

Award-winning builder Becky Fuller compiled an exceptional team to bring this incomparable property into reality. Ryan Street designed the house with his beautiful, timeless aesthetic and mastery of livable, sensible spaces. Suzie Page, interior designer, added wisdom and impeccable taste into selection of finishes and fixtures. 4814TimberlineDrive.com. **Ellen Sauer 512-992-9900**



SPACIOUS AND IMMACULATE AISD RETREAT

Rarely available custom home in the exclusive gated Angel Pass Community with easy access to private or AISD schools. Master, guest suite, nursery and study on the main level. Smart home technology. Hill Country Views. \$1,199,995. www.6731CuesaTrail.com. **Beth Carter 512.799.7427**



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WE'RE GROWING!

Serving smooth closings with a side of fun in Lakeway.

With a new location in Bee Cave coming soon!



Courtney Bishop
Business
Development

Michelle Dimanoff
Bee Cave Office
Escrow
Officer

Phyllis Anderson
Bee Cave Office
Branch Manager
Escrow Officer

Theresa de Alejandro, J.D.
Lakeway Office
Branch Manager
Escrow Officer

Ferree Rhodes
Lakeway Office
Escrow
Officer

Jodi Gregg
Business
Development



Independence Title

Lakeway Office

1913 RR 620 South ❖ Suite 101 ❖ Austin, TX 78734

Bee Cave Office (Opening in May 2017)

13215 Bee Cave Parkway ❖ Building A, Suite 100 ❖ Bee Cave, TX 78738



IndependenceTitle.com

GALLERY OF **LUXURY HOMES**



4303 ISLAND AVE

Private estate perched on the hill and set in the tree canopy shading the views of the hill country and Lake Austin. Almost 200ft of Cypress lined frontage. Includes main house, gym, casita and a 4+ car garage. Interior features venetian plaster walls, movie theater, 10,000 gallon saltwater aquarium, library and gourmet kitchen. Guest wing down, kids wing up. Beautiful custom tiled pool, lap pool, jacuzzi, fully equipped cabana with swim up bar and water/fire feature. Lush 1+acre lot with waterfall, koi pond and fully landscaped grounds. 2 slip boat dock and jet ski space as well complete this luxurious estate. \$5,800,000
www.4303island.com



608 LOGANS LANE

5 Bed / 6 Bath / 3 Living / 3 Car / 6370sf / 1.44 acres / \$2,990,000. Stunning estate by Ryan Street & Brian Bailey. Open plan flows seamlessly inside & out. Spanish Cedar throughout; trim, doors, expansive arches & windows frame the hill country in every room. Master with sitting area, big closets, bath with his and her vanities. Gourmet kitchen with hill country views, SS appliances, 2 dishwashers, 2 fireplaces. Main level media with stadium seating, billiard's room & wet bar. 3 car gar with gym. Perfect outdoor living with kitchen, sport court, fireplace, pool and lap pool. Private water well. This estate exudes functionality & design.



JOHN LAIRSEN

Broker, ABJ Top Producer 2016
Member, Luxury League 2017

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JOE LONGTON, REALTOR®

\$32,000,000 in Luxury Real Estate Sales for 2016



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