

GALLERY OF **LUXURY HOMES**

MAGNIFICENT HOMES BY LUXURY BROKER BRIAN TALLEY, SEE PAGE 3.



4380 RIVER GARDEN TRAIL

5 Bedrooms | 7 Bathrooms | 1.47 Acres | 6,217 Sq. ft.
\$2,550,000

www.4380rivergarden.com

SEE PAGE 3 FOR DETAILS.



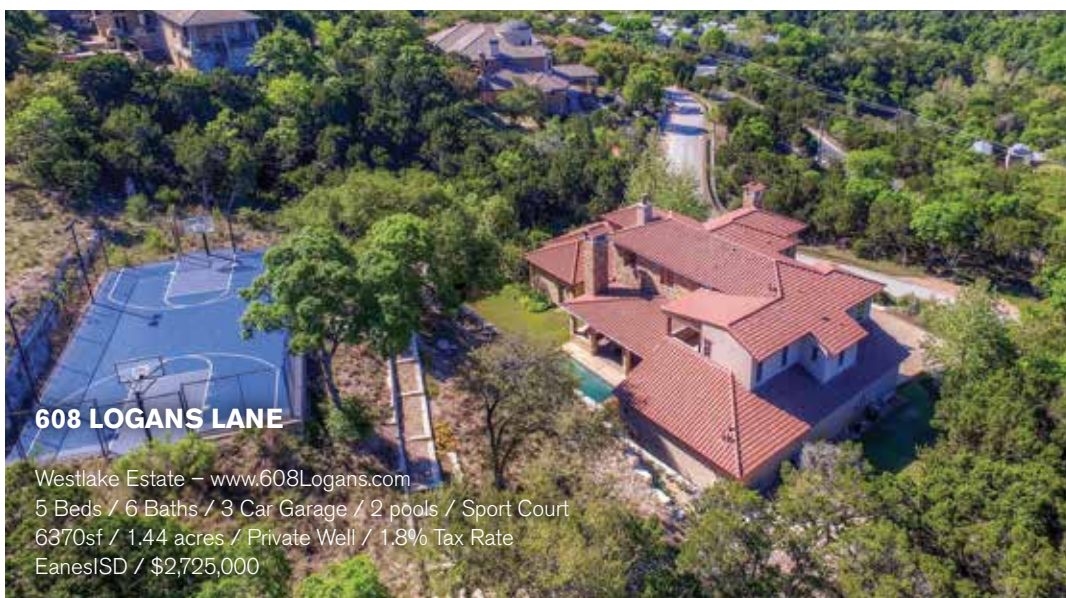
Listed by Brian Talley
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GALLERY OF LUXURY HOMES



4303 ISLAND AVE

Lake Austin Waterfront – www.4303Island.com
 6 Beds / 8 Baths / 4 Car Garage / Pool w/ swim up bar
 7528sf / 1+ acres / 175ft+ waterfront / \$5,250,000



608 LOGANS LANE

Westlake Estate – www.608Logans.com
 5 Beds / 6 Baths / 3 Car Garage / 2 pools / Sport Court
 6370sf / 1.44 acres / Private Well / 1.8% Tax Rate
 EanesISD / \$2,725,000



3007 PATIO CIRCLE

Greenshores, steps from Lake Austin!
 4 Beds / 4 Baths / 2 Car Garage / Dedicated Study / 3456sf
 Slate Roof / Built 2007 / 1.8% Tax Rate / \$839,900



JOHN LAIRSEN
 Broker, ABJ Top Producer 2016
 Member, Luxury League 2017

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AS SEEN ON THE COVER

4380 RIVER GARDEN TRAIL

A spectacular treasure in the gated neighborhood of The Summit awaits. Designed for exceptional living and entertaining, this home features multiple living areas joined by a convenience elevator, two levels of balconies, and an elaborate outdoor living area. On one of the most private lots in the neighborhood, this resort-style home has no backyard neighbors and offers an idyllic, intimate setting that is virtually unparalleled. No City of Austin taxes, 1.78% tax rate.



For pricing, drone video, floor plan, and more, visit 4380rivergarden.com.

Extraordinary results for extraordinary clients.



9512 VELETTA PLACE

Welcome home to 9512 Veletta, a Hill Country modern home on a gorgeous, acre-plus treed cul-de-sac lot in the desirable neighborhood of Barton Creek. With an open floor plan, vaulted ceilings, wide-plank wood floors, and a bounty of natural light, this home beautifully blends the outdoors and the indoors in a spectacular luxury estate.



BRIAN TALLEY
Broker/Owner

For pricing, drone video, floor plan, and more, visit 9512veletta.com.

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1303 HILLSIDE AVE

Updated classic bungalow opens up to an absolutely enchanting back yard with magazine featured landscape/pool/modern guest house/art studio. Rare, large lot on quiet street in prime '04 spot. Listed for \$1.4M. 1303Hillside.com.
Ellen Sauer, 512-992-9900 or ellen@moreland.com



1106 SOUTH 5TH STREET

Alterstudio masterpiece: glass box, meticulously surrounded by steel, stucco and wood. It is the perfect combination of elements, thoughtfully executed throughout to capture light, views, trees, and breeze. Private, magical space with no detail spared in central location. \$2,100,000. 1106South5th.com
Ellen Sauer, 512-992-9900 or ellen@moreland.com



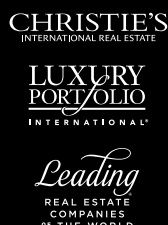
MODERN SANCTUARY IN ROLLINGWOOD

Casa de Sombra is more than a place to live, it is a sanctuary for life. The vision was to combine sun, wind, water, light and shade with unique textures and detailed craftsmanship to create a space animated by its natural surroundings. 4911 Timberline Drive. Casadesombra.com
Beth Carter, 512-799-7427 or beth@moreland.com



1406 KENTLANE.COM

1406 Kent Lane. Rare opportunity to live on one of Central Austin's premier streets. Exquisite French Chateaux style home featuring 4 bedrooms, 4.5 baths, ample and flexible living spaces. Cozy yet spacious outdoor living/dining, 3-car garage. Currently finishing up extensive exterior renovation. Ready for new occupant early August. **Wendy Griessen, 512-431-9502; wendygriessen@moreland.com**



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MID-CENTURY MODERN MEETS HOLLYWOOD!

Lavish interior for quiet retreat or star studded gala. Lake views from main rooms. Relaxed floor plan leads to guest quarters, connecting breezeway. Tram to 5 slip boat castle/dock. Private, stunning, and elegant! 808 Bermuda \$1,995,000

April Womack 512-970-1031



RARE JEWEL/HILL COUNTRY PARADISE!

UNRESTRICTED up to 5 HORSES or wildlife. Over 5.5 acres subdividable grounds. Single story/ranch style includes pond, 2400sf barn, and AMAZING VIEWS! Master suite with private office or 5th bedroom. LOW Taxes! 3708 Pawnee Pass \$975,000

April Womack 512-970-1031



TIMELESS ELEGANCE & PRIVATELY GATED!

Spectacular residence with lavish amenities. Three acres, motor court, fountain, courtyard entry. Unique gem, outdoor living, pool, hot tub, and splash pad. Lives like a SINGLE story with 5 bedrooms on main level. 15300 Kollmeyer Drive \$1,250,000

April Womack 512-970-1031



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403 GRACIOSA COVE

Modern home custom designed for current owners by Webber + Studio in Westlake. Open floor plan with floor-to-ceiling windows & doors overlook lap pool & private, wooded acre lot. Study features walls of bookshelves. The private guest suite is connected to the house by way of a beautiful screened porch. Numerous energy-efficient materials, including solar panels, were incorporated into the design. Visit 403graciosacove.com for more information. \$2,925,000. **Cindy Goldrick, Broker**



400 BUCKEYE TRAIL

Wonderful family home on a beautiful, wooded acre lot in Westlake Hills. Fantastic outdoor living includes a patio with a fireplace & waterfall. The pool & spa overlook the private, wooded backyard. The home features a newer addition with a remodeled kitchen opening to the family room with wood ceiling & stone fireplace. Two offices are on the main level that could serve as guest quarters. Master suite downstairs with an adjacent screened porch. \$1,950,000 – **Cindy Goldrick, Broker**



2916 WATERBANK COVE

Magnificent gated estate situated on 2.99 private acres. Exquisite finishes greet you in this thoughtfully designed home. Large master suite offers a spa-like bath, 2 huge walk-in closets & beverage bar. Second level consists of a children's retreat including a study area, media space & stage for budding stars. Sparkling pool, large flat backyard, playground & raised bed garden. Wine cellar. Detached guest apartment w/ kitchen. Visit waterbankestate.com. \$4,250,000. **Stephanie Sachnowitz, Realtor®**



3314 LAKE CLIFF COURT

Traditional elegance on 1.5 acres in desirable Stratford Hills. Custom built in 1993 and loved by one family for 24 years. Prime cul-de-sac location minutes from downtown and located in Eanes ISD. Gorgeous wood floors, high ceilings, expansive living areas and large bedrooms. Chef's kitchen features 2 dishwashers, double ovens, gas cooktop, warming drawer, and walk-in pantry. Well-designed floor plan flows beautifully. Private yard backs to woods. \$1,995,000. **Dru Brown, Realtor®**



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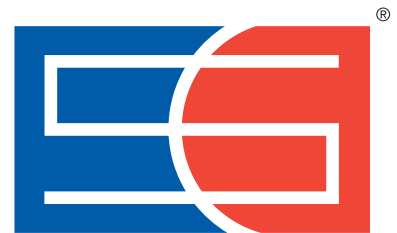
**If You Build It
THEY WILL PLAY**

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