

\$6,995,000 - 3111 Ski Shores Ter, Austin

MLS® #2487585

\$6,995,000

5 Bedroom, 6.00 Bathroom, 6,023 sqft

Residential on 0.41 Acres

Manana Terrace Lts, Austin, TX

Nestled along the tranquil shores of Lake Austin, this picturesque gated waterfront residence offers a blend of luxury, quality, privacy & exceptional outdoor lakeside living. Situated on a beautifully landscaped 0.405-acre lot with +/-90 ft of waterfront, a private beach & just steps Ski Shores Cafe, this exquisite property captures sweeping Lake Austin views from nearly every vantage point. Welcome guests first through a gated & walled entrance then through solid wood arched double doors & into a grand entrance with vaulted ceilings, stone floors & a direct view out to the negative edge pool & glistening lake. The +/-6000 SF Old World interior features 5 en suite bedrooms, 4 full baths, 2 half baths, 2 living rooms, a formal dining room, breakfast area, a beautiful home office, an extensive workout room & 2 game/flex rooms. Custom details throughout including plaster walls, triple crown molding, copper sinks & fixtures. At the heart of the home is a gourmet kitchen with an oversized island surfaced in natural stone, custom cabinetry, walk-in pantry, breakfast area, granite countertops, excellent storage & a built-in desk area. The kitchen overlooks the backyard, pool & lake from large picture windows & is conveniently located just steps from the 4-car garage & laundry/mudroom. The main level also hosts a grand living room, formal dining, a family room with a salt water aquarium & a primary suite with 2 walk-in closets, double vanities, a soaking tub with stunning lake & pool views & a private



entrance out to the pool/hot tub. Upstairs, a large secondary living space is complemented by 4 en suite bedrooms, a formal office with custom woodwork & coffered ceiling, a music room & gym. Outside multiple patios lead to a resort-style pool/spa with beautiful water features, fountains, a fire pit & fireplace. Watch the sunset from the upper party deck of your boat dock & entertain your friends/family in the Air Nautique surf boat & jet ski that convey with the property.

Built in 2001

Essential Information

MLS® #	2487585
Price	\$6,995,000
Bedrooms	5
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	6,023
Acres	0.41
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Hills,Lake,River,Water,Lake Austin
Is Waterfront	Yes
Water Body	Lake Austin

Community Information

Address	3111 Ski Shores Ter
Area	RN
Subdivision	Manana Terrace Lts
City	Austin
County	Travis

State	TX
Zip Code	78730

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	None
Parking	Attached, Door-Single, Driveway, Electric Gate, Garage Faces Front, Garage, Gated, Kitchen Level, Private, Tandem
# of Garages	4

Interior

Interior	Carpet, Stone, Wood
Appliances	Built-In Refrigerator, Cooktop, Double Oven, Dryer, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Oven, Electric Water Heater, Disposal, Microwave, Water Purifier Owned, Refrigerator, Stainless Steel Appliance(s), Trash Compactor, Washer
Heating	Central, Electric, Fireplace(s)
# of Fireplaces	2
Fireplaces	Living Room, Outside, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Balcony, Boat Slip, Dock, Exterior Steps, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Level, Sprinklers Automatic, Trees Large Size, Views
Roof	Spanish Tile
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	October 21st, 2025
Days on Website	3

Days on Market 3

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