

\$1,295,000 - 2803 Manitou Dr, Austin

MLS® #5380441

\$1,295,000

2 Bedroom, 2.00 Bathroom, 1,638 sqft

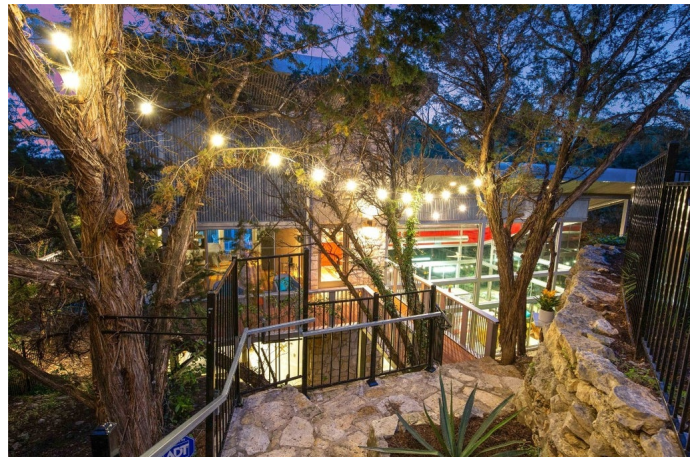
Residential on 0.60 Acres

Apache Shores Sec 3 Amended, Austin, TX

Now for sale, this HGTV-featured glass and steel masterpiece currently operates as a successful short-term rental, making it an ideal opportunity for frequent travelers. While you're away, the property generates approximately \$7,000 per month in rental income—the perfect blend of personal comfort and smart investment. Designed as an architect's personal retreat and featured as a central filming location for an upcoming movie, this breathtaking home offers a unique combination of luxury living and financial opportunity.

Nestled on a private hillside cul-de-sac, the home offers seamless indoor-outdoor living with 30-foot glass walls and 11 sliding doors, creating a treehouse-like ambiance. Expansive decks and patios on all four sides provide panoramic Hill Country and greenbelt views, while a dramatic rock wall and bridge entryway enhance its stunning design. Private access to Indian Creek Trail leads to a seasonal-fed creek and waterfalls, a peaceful retreat year-round. The upstairs suite offers three private decks perfect for watching the sunrise. The downstairs suite features an open-air shower with three ceiling-mounted shower-heads, a jetted tub for two, and floor-to-ceiling glass walls that bring nature inside.

This home has been meticulously updated, featuring a new standing seam metal roof (2024), a fully replaced HVAC system (2023)



including a two-ton mini-split in the upstairs bedroom, and a new dishwasher (2025).

A rare second lot conveys, offering space for a guest house, pool, or workshop. Located in Apache Shores, residents enjoy exclusive Lake Austin access with a private boat launch, a lake park, pool, tennis, basketball courts, an 18-hole disc golf course, volleyball court, soccer field, and a clubhouse. Just minutes from Lake Travis, Lakeway, and the Hill Country Galleria, with downtown Austin only 30 minutes away.

This one-of-a-kind retreat offers modern luxury, architectural brilliance, and a deep connection to nature. Donâ€™t miss out!

Built in 2003

Essential Information

MLS® #	5380441
Price	\$1,295,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,638
Acres	0.60
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Canyon,ParkGreenbelt,Hills,TreesWoods
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Community Information

Address	2803 Manitou Dr
Area	LS
Subdivision	Apache Shores Sec 3 Amended

City	Austin
County	Travis
State	TX
Zip Code	78734

Amenities

Utilities	Electricity Available
Features	Internet Access, See Remarks, Fishing, Lake, Park, Playground, Pool, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	See Remarks, Boat, Outside

Interior

Interior	Concrete, Wood, Carpet Free
Appliances	Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s), Cooktop, Dryer, Electric Oven, Electric Range, Electric Water Heater, Washer
Heating	Central, Heat Pump
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, See Remarks, Balcony, Exterior Steps
Lot Description	Backs to Greenbelt/Park, Cul-De-Sac, Many Trees, Private, Views
Roof	Metal
Construction	Glass, See Remarks
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 14th, 2025
Days on Website	213
Days on Market	199
HOA Fees	45
HOA Fees Freq.	Annually

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