

\$13,550,000 - 11949 Overlook Pass, Austin

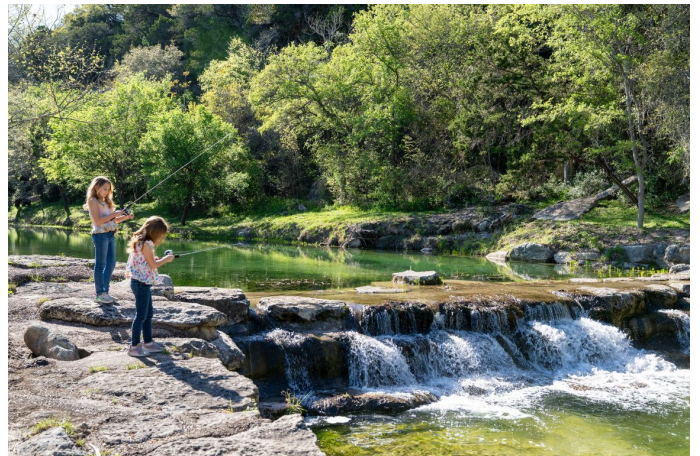
MLS® #5985563

\$13,550,000

6 Bedroom, 6.00 Bathroom, 7,931 sqft
Residential on 24.17 Acres

Barton Creek Preserve Ph 03, Austin, TX

Welcome to The Sanctuary on Barton Creek, where harmonious privacy meets luxury living. Nestled among live oaks on 24 acres, this hidden, multi-generational compound offers a lifestyle unlike any other. Surrounded by a 4100 acre nature preserve, every moment here is an ode to the breathtaking beauty of the Texas Hill Country. This stunning estate offers access to nature with over 250 feet of grassy shoreline of Barton Creek. Now outdoor enthusiasts can enjoy your own oasis for swimming, fishing, and paddleboarding. Sit around a cozy campfire while roasting marshmallows and enjoying the beautiful central Texas fall evenings. Enjoy honey made from the hives on the property which provides an agricultural exemption. Whether it's lounging in the resort-style custom pool, enjoying fireside gatherings on the covered veranda, or hosting unforgettable evenings on the expansive patio, every moment is infused with luxury and relaxation. Step inside the main residence where elegance and comfort intertwine seamlessly. The home has been meticulously updated, in which every detail exudes sophistication. Entertain guests and family with new Wolf appliances in the state-of-the-art kitchen. Enjoy luxurious baths while looking at the hill country in the completely remodeled primary bathroom. As for guests or family, a charming, fully equipped guest cottage awaits. The executive lodge is another addition to the compound, which is home to beautiful hill country views and can be



used as an executive office, game room or expansive guest quarters. Below the executive lodge is a three car garage with a pull-through for an RV. The Sanctuary on Barton Creek is not just a home: itâ€™s an extraordinary living experience. The propertyâ€™s proximity to high-end outdoor malls, downtown Austin, and Bergstrom Airport make it a unique blend of seclusion and convenience. Experience the pinnacle of luxury living amidst the natural splendor of "The Sanctuary on Barton Creek" (check out this website).

Built in 1997

Essential Information

MLS® #	5985563
Price	\$13,550,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	7,931
Acres	24.17
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Canyon,Hills,Panoramic,CreekStream,TreesWoods,Barton Creek
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Community Information

Address	11949 Overlook Pass
Area	W
Subdivision	Barton Creek Preserve Ph 03
City	Austin
County	Travis
State	TX

Zip Code 78738

Amenities

Utilities Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Sewer Connected, Water Connected

Features Trails/Paths, Fishing, Trash Pickup Door to Door

Parking Additional Parking, Circular Driveway, Concrete, Drive Through, Driveway, Electric Vehicle Charging Station(s), Garage, Kitchen Level, RV Access/Parking, Garage Faces Side, Heated Garage, RV Garage, Storage

of Garages 6

Garages Garage Door Opener

Interior

Interior Carpet, Wood, Stone

Appliances Built-In Electric Oven, Built-In Gas Range, Built-In Refrigerator, Convection Oven, Cooktop, Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Washer

Heating Central, Electric

of Fireplaces 5

Fireplaces Bedroom, Family Room, Gas, Living Room, Stone, Wood Burning, Masonry, Primary Bedroom

of Stories 2

Stories Two

Exterior

Exterior Features Exterior Steps, Rain Gutters, Barbecue

Lot Description Cul-De-Sac, Front Yard, Gentle Sloping, Many Trees, Sprinklers In Ground, Views, Near Golf Course, Sloped Down, Steep Slope

Roof Concrete

Construction Frame, Masonry, Stone

Foundation Slab

School Information

District Lake Travis ISD

Elementary Lake Pointe

Middle Bee Cave Middle School

High Lake Travis

Additional Information

Date Listed	May 18th, 2025
Days on Website	151
Days on Market	115
HOA Fees	2100
HOA Fees Freq.	Annually

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