# \$6,995,000 - 2705 Island Ledge Cv, Austin

MLS® #6865193

## \$6,995,000

6 Bedroom, 6.00 Bathroom, 10,905 sqft Residential on 1.34 Acres

Island On Westlake, Austin, TX

Tucked away in a quiet cul-de-sac within a gated community in Westlake, this hidden gem epitomizes luxury and elegance. Located in the exclusive Island on Westlake community, the estate offers the perfect blend of privacy and sophistication, with direct access to Lake Austin via a private boat dock and park. Built in 2004 and set on over an acre of pristine grounds, this impressive home spans more than 10,000 square feet of meticulously designed living space.

Upon entering, you're greeted by grand staircases and formal rooms that exude timeless charm and elegance. The chef's kitchen, featuring dual islands, abundant cabinetry, and a separate catering kitchen, flows seamlessly into the spacious family room, creating an ideal setting for both entertaining and everyday living. The primary suite, located on the main level, is a private retreat complete with a fireplace and serene sitting area. The spa-like primary bath offers a large walk-in shower, soaking tub, double vanity, and two oversized walk-in closets. Also on the main level are a secondary bedroom with an ensuite bath, wine room and an expansive 4-car garage.

Upstairs, an array of recreational spaces await, including a game room with wet bar, a home theater, and an exercise room with a sauna. There are also three additional bedrooms with ensuite baths, a lavish home office or library, and a large terrace overlooking the backyard and treetops.







Step outside to find an oasis-like backyard featuring a negative-edge pool and spa, along with an outdoor kitchen perfect for alfresco dining. A boat slip at the community marina provides easy access to waterfront activities, just a golf cart ride away.

Located in the highly regarded Eanes school district and just seven miles from downtown Austin, this extraordinary residence offers both luxurious living and unparalleled convenience. 2705 Island Ledge Cove presents a rare opportunity for refined living alongside Lake Austin.

#### Built in 2004

### **Essential Information**

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Price \$6,995,000

Bedrooms 6

Bathrooms 6.00

Full Baths 6

Square Footage 10,905

Acres 1.34

Year Built 2004

Type Residential

Sub-Type Single Family Residence

Status Active
Has Pool Yes

### Water Feature/View

View TreesWoods

## **Community Information**

Address 2705 Island Ledge Cv

Area 8E

Subdivision Island On Westlake

City Austin
County Travis

State TX

Zip Code 78746

### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Water Connected

Features Common Grounds/Area, Gated, Lake, Park, See Remarks

Parking Attached, Driveway, Garage

# of Garages 4

#### Interior

Interior Carpet, Stone, Tile, Wood

Appliances Built-In Oven, Built-In Refrigerator, Dishwasher, Gas Cooktop, Disposal,

Microwave

Heating Central

# of Fireplaces 4

Fireplaces Living Room, Bath, Bedroom

# of Stories 2
Stories Two

# Exterior

Exterior Features Balcony, Barbecue, Boat Slip, Exterior Steps, Outdoor Grill, Private Yard

Lot Description Cul-De-Sac

Roof Tile

Construction Masonry, Stucco

Foundation Slab

## **School Information**

District Eanes ISD
Elementary Bridge Point
Middle Hill Country
High Westlake

### **Additional Information**

Date Listed August 22nd, 2025

Days on Website 72
Days on Market 50
HOA Fees 6086

HOA Fees Freq. Annually

Gated Community Yes

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