

\$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

MLS® #	6865193
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
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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 51
Days on Market 50
HOA Fees 6086
HOA Fees Freq. Annually
Gated Community Yes

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