

# \$2,499,999 - 6103 Twin Ledge Dr, Austin

MLS® #8606052

**\$2,499,999**

5 Bedroom, 5.00 Bathroom, 4,648 sqft  
Residential on 0.39 Acres

Cat Mountain Villas Sec 01, Austin, TX

Nestled on a tranquil private street with no neighbors in front or behind, this home is a rare offering—providing complete seclusion while being just 10 minutes from Austin. Upon arrival, a serene courtyard sets a tone of understated grandeur, inviting you into interiors where a floating staircase and floor-to-ceiling windows create a luminous, airy ambiance. The main living spaces flow effortlessly, blending architectural sophistication with effortless comfort. Designed for entertaining, the chef's kitchen features top-of-the-line appliances, dual ovens, two JennAir beverage refrigerators, a full-size wine fridge, expansive prep & gathering areas. Adjacent to the kitchen, multiple versatile rooms—including two executive offices—offer flexibility for a home gym, fifth bedroom, or scullery. The primary suite is a true private retreat, occupying a quarter of the upper level. A spacious sitting area with a fireplace offers warmth & elegance, while the spa-inspired bathroom, expansive custom walk-in closet, and boutique-style shoe closet create an atmosphere of true luxury & tranquility. Additional features include a detached garage apartment with a private entrance, kitchenette, full bath—ideal for guests, family, or live-in staff. New windows & doors throughout, upgraded insulation, all-new AC ductwork, with multiple climate zones ensure exceptional energy efficiency. A full-home Generac natural gas generator,



Lutron smart lighting, & electric blinds further enhance convenience and peace of mind. Step outside to your personal resort-style oasis, complete with a full outdoor kitchen, entertainment area, industrial fans with misters, & cowboy soaking pool surrounded by custom decking. Privacy fencing and lush turf landscaping, including a discreet pet run, make outdoor living effortless and inviting. Experience the pinnacle of privacy, luxury, & location in one of Austin’s most desirable neighborhoods.

Built in 1986

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 8606052                 |
| Price          | \$2,499,999             |
| Bedrooms       | 5                       |
| Bathrooms      | 5.00                    |
| Full Baths     | 4                       |
| Half Baths     | 1                       |
| Square Footage | 4,648                   |
| Acres          | 0.39                    |
| Year Built     | 1986                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |
| Has Pool       | Yes                     |

**Water Feature/View**

|      |             |
|------|-------------|
| View | CreekStream |
|------|-------------|

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 6103 Twin Ledge Dr         |
| Area        | 1A                         |
| Subdivision | Cat Mountain Villas Sec 01 |
| City        | Austin                     |
| County      | Travis                     |
| State       | TX                         |

Zip Code 78731

### Amenities

Utilities Electricity Available, Natural Gas Available

Features Common Grounds/Area, Clubhouse, Playground, Park, Pool, Tennis Court(s)

Parking Garage

# of Garages 2

### Interior

Interior Carpet, Vinyl

Appliances Built-In Refrigerator, Cooktop, Dishwasher, Gas Cooktop, Ice Maker, Microwave, Oven, Range, Range Hood, Stainless Steel Appliance(s), Wine Cooler, Wine Refrigerator

Heating Central

# of Fireplaces 2

Fireplaces Family Room, Primary Bedroom

# of Stories 2

Stories Two

### Exterior

Exterior Features Balcony, Dog Run, Outdoor Grill, Private Yard, Rain Gutters, Uncovered Courtyard, Misting System

Lot Description Cul-De-Sac

Roof Spanish Tile

Construction Masonry, Stucco

Foundation Slab

### School Information

District Austin ISD

Elementary Highland Park

Middle Lamar (Austin ISD)

High McCallum

### Additional Information

Date Listed April 17th, 2025

Days on Website 193

Days on Market 193

HOA Fees 53

HOA Fees Freq. Monthly

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