

# \$2,799,987 - 109 Bella Cima Dr, Austin

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MLS® #8746187

**\$2,799,987**

5 Bedroom, 7.00 Bathroom, 8,228 sqft  
Residential on 1.00 Acres

Costa Bella Sec 02, Austin, TX

New Stunning Value!! Imagine stepping out your door and onto a private boat on Lake Travisâ€™ because here, lake life is part of everyday living. As a resident of the prestigious Costa Bella community, youâ€™ll enjoy exclusive access to a private marina with 72 boat slips (this home includes a 25â€™ slip), a 9,000sqft clubhouse overlooking the lake, resort-style pool, tennis courts, and fitness centerâ€™ all just a short stroll from your front door.

Set behind the gates on a beautifully manicured 1.0-acre lot, 109 Bella Cima blends Mediterranean-inspired elegance with resort-quality outdoor living. The sprawling 8,228sqft layout includes 5 bedrooms, 7 bathrooms, and expansive entertaining spaces both inside and out.

A grand marble entry with dual sweeping staircases leads to formal living and dining spaces, an open-concept family room, and a chefâ€™s kitchen featuring dual islandsâ€™ each with its own dishwasherâ€™ plus a prep sink, double ovens, 6-burner gas cooktop, and walk-in pantry. An adjacent wet bar with ice maker makes entertaining seamless.

The main-level ownerâ€™s suite features ambient cove lighting, a fireplace, spa-like bath with walk-through shower and dual closets, and direct access to outdoor living areas.



Four additional guest bedrooms (each with en suite bath), a spacious upstairs den, executive office with spiral staircase, and a dramatic library loft complete the interior.

Outdoors, multiple patios overlook a sparkling pool and spa, a large lawn, and a cabana with shaded lounge areas and a standalone built-in grill. A full-size sport court offers room for pickleball, basketball, or even a private event.

Additional highlights include two oversized 2-car garages, a home gym area, wine storage, and a mudroom/utility wing. Located in acclaimed Lake Travis ISD with a low 1.92% tax rate, and just minutes from dining, shopping, and lakeside fun, this is more than a home—it's a lifestyle.

Built in 2005

**Essential Information**

MLS® #	8746187
Price	\$2,799,987
Bedrooms	5
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	8,228
Acres	1.00
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

**Water Feature/View**

View	Lake,Panoramic,River,TreesWoods,Lake Travis
Water Body	Lake Travis

**Community Information**

Address	109 Bella Cima Dr
Area	LS
Subdivision	Costa Bella Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78734

### **Amenities**

Utilities	Electricity Available, Propane
Features	Pool, Clubhouse, Gated, Lake, Tennis Court(s)
Parking	Attached, Door-Single, Garage
# of Garages	4

### **Interior**

Interior	Stone, Wood, Marble
Appliances	Built-In Oven, Dishwasher, Free-Standing Range, Disposal, Microwave, Refrigerator, Vented Exhaust Fan, Self Cleaning Oven
Heating	Central
# of Fireplaces	2
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Boat Slip, Exterior Steps, Private Yard
Lot Description	Level, Sprinklers Automatic, Open Lot
Roof	Tile
Construction	Masonry, Stucco
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	March 27th, 2025
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Days on Website 200  
Days on Market 189  
HOA Fees 4100  
HOA Fees Freq. Annually  
Gated Community Yes

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