

\$1,569,000 - 106 Sendera Bonita, Austin

MLS® #9944331

\$1,569,000

5 Bedroom, 6.00 Bathroom, 5,712 sqft

Residential on 1.01 Acres

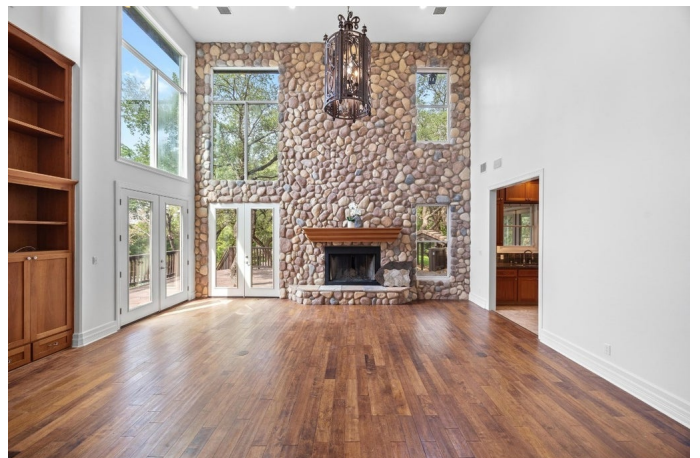
Arbolago, Austin, TX

Priced over \$250K below tax appraised value!
With an acceptable contract by end of September 2025, Seller also offering up to \$40K to buy down points and/or for updates/appliance package, etc.. Ask agent for bids done for flooring. Interior recently painted.

Incredible deal in gated community of Arbolago, 106 Sendera Bonita offers an exceptional opportunity to own over an acre of wooded serenity just moments from Lake Travis. This custom-built home is set on a generous, tree-filled lot in one of Lakeway's most desirable gated enclaves, where residents enjoy access to an 18-acre waterfront park, day dock, and scenic hike-and-bike trails.

Inside, expansive windows invite soft natural light across the main living spaces, while a striking stone fireplace and Bordeaux granite in the kitchen speak to the original design's craftsmanship. The primary suite is conveniently located on the main level, and all bedrooms include en-suite baths. Upstairs, a spacious game room offers additional flexible living.

The backyard is primed for both relaxation and recreation, complete with an infinity-edge pool, spa, putting green, and shaded pavilion, not to mention beautiful oak trees. This estate is ready for its next chapter—offering plenty of



room for a modern refresh to match its timeless surroundings. Lower-level bedrooms are awaiting flooring, and the home is priced well below its tax-appraised value, allowing for personalized updates.

Just 21 miles from Downtown Austin, Arbolago provides the rare combination of lake lifestyle and convenience—close to Lakeway Resort & Spa, Hill Country Galleria, golf courses, and iconic local spots like The Oasis and Sundancer Grill.

Built in 2000

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 9944331 |
| Price | \$1,569,000 |
| Bedrooms | 5 |
| Bathrooms | 6.00 |
| Full Baths | 5 |
| Half Baths | 1 |
| Square Footage | 5,712 |
| Acres | 1.01 |
| Year Built | 2000 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active |
| Has Pool | Yes |

Water Feature/View

| | |
|------------|---|
| View | ParkGreenbelt,Pool,TreesWoods,Lake Travis |
| Water Body | Lake Travis |

Community Information

| | |
|-------------|--------------------|
| Address | 106 Sendera Bonita |
| Area | LS |
| Subdivision | Arbolago |
| City | Austin |
| County | Travis |

| | |
|----------|-------|
| State | TX |
| Zip Code | 78734 |

Amenities

| | |
|--------------|---|
| Utilities | Electricity Available, Water Available, Propane |
| Features | Common Grounds/Area, Community Mailbox, Gated, Lake, Park, Trails/Paths |
| Parking | Attached, Direct Access, Driveway, Garage, Garage Faces Side, Circular Driveway, Electric Gate, Kitchen Level |
| # of Garages | 3 |

Interior

| | |
|-----------------|---|
| Interior | Carpet, Tile, Wood |
| Appliances | Double Oven, Dishwasher, Disposal, Microwave, Bar Fridge, Built-In Gas Oven, Built-In Refrigerator, Dryer, Ice Maker, Washer, Wine Refrigerator |
| Heating | Central |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning, Great Room |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|---|
| Exterior Features | Exterior Steps, Private Yard, Balcony, Barbecue |
| Lot Description | Back Yard, Cul-De-Sac, Front Yard, Backs to Greenbelt/Park, Landscaped, Sprinklers Automatic, Private |
| Roof | Slate |
| Construction | Masonry, Stone, Stucco |
| Foundation | Slab |

School Information

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

Additional Information

| | |
|-----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Website | 150 |
| Days on Market | 150 |

HOA Fees 200
HOA Fees Freq. Monthly
Gated Community Yes

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