

1607 MANANA ST | AUSTIN
1.5+/- ACRES LAKE AUSTIN



DAVE MURRAY
BROKER, REALTOR®
512.695.2176
DAVE@DMTX.COM



DMTX REALTY GROUP
RESIDENTIAL | LAND | INVESTMENT
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1607 MANANA ST | LAKE AUSTIN | \$10,995,000



Financial Information

Tax Amount: \$110,665.54

Tax Year: 2020

Tax Rate: 2.326365

HOA: None

Exemptions: Homestead



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TEXAS LAND
TOP 1% IN
GREATER AUSTIN

This Lake Austin Waterfront Home resides on one of the most private, sought after streets On Lake Austin.

Accessed off city Park Road this area takes you back in time to what Austin used to be like. It is a timeless area. Ski Shores restaurant, an iconic landmark, is within a short walk. The area still offers large acreage and ranches even directly across the street from the property. Manana is truly at the end of the road with no through traffic. There are also no waterfront homes directly across the lake. The area is surrounded with green space as you travel through Balcones Canyon land preserve on the way to city Park and Manana.

The preserve assures the preservation of all the green space you will enjoy on the drive to your new home.

This area abounds with some of the most Valuable Waterfront and Acreage Estates in greater Austin.

The home itself was built by well known builder Michael Dean. The original owner of the home purchased two waterfront lots to accommodate this magnificent estate.

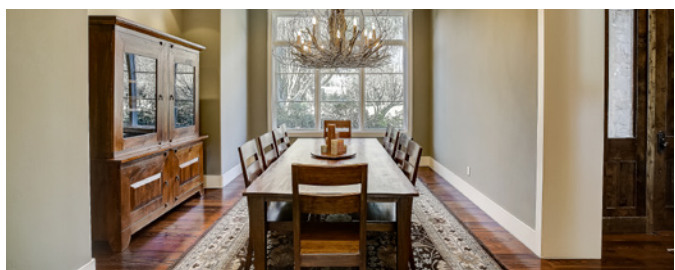
Comprising of nearly 1.5 acres and approximately 200 feet of Waterfront, huge cypress trees and manicured lawns, this 11,000+/- square-foot primary residence along with 1,600+ square-foot detached guest quarters is gated and private. The home features three stories with an elevator. The home is complete with the media room, adult game room as well as a children's game room. Master bedroom is on main level with direct access to outdoor patio and lake views. All rooms have a private bath and are incredibly spacious. Lake views from most rooms. There is a room off the master bathroom which could be an exercise room, secondary office or flex space. Incredible light and bright living area opens to kitchen, dining and breakfast area that overlooks manicured grounds, outdoor living area and Lake Austin beyond. Second story offers three private guest suites each with their own bathroom. Also on the second floor is a kids game room, as well as an adult game room and a media room. The top floor offers a large living area, bathroom and second office or fifth bedroom option.

Detached guest quarters offer 2 connected 1/1 apartments each with their own kitchen, living area, bedroom and bathroom. An incredible opportunity for a Gated nearly 1.5 acre Waterfront Estate.

Spectacular outdoor living area, resort-style pool, Beach side and large boat dock with party deck above complete the picture.

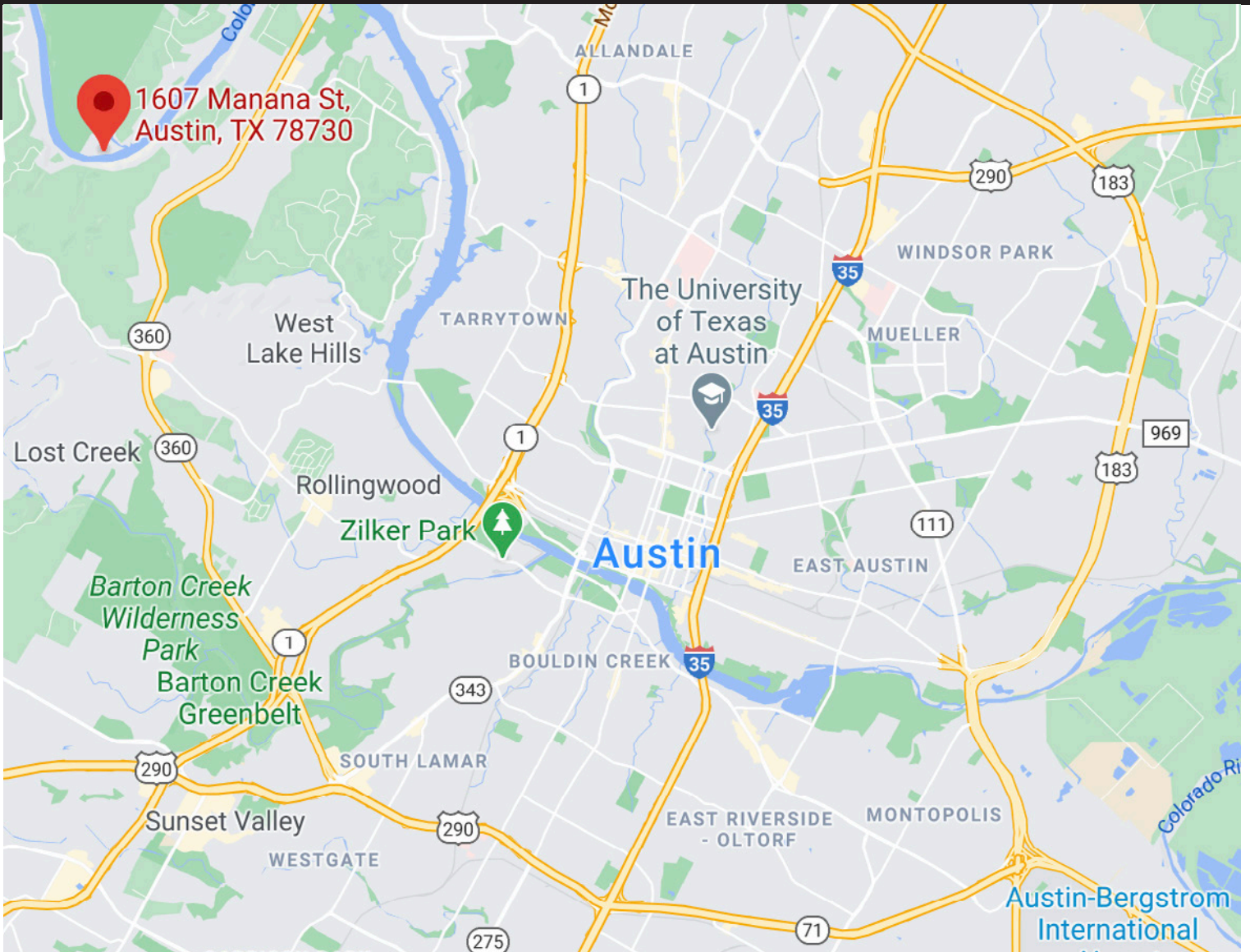


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AUSTIN, TEXAS

**25 MINS TO
DOWNTOWN AUSTIN**

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Each office is independently owned and operated

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[CLICK HERE TO VIEW PROPERTY MAP](#)

1607 MANANA

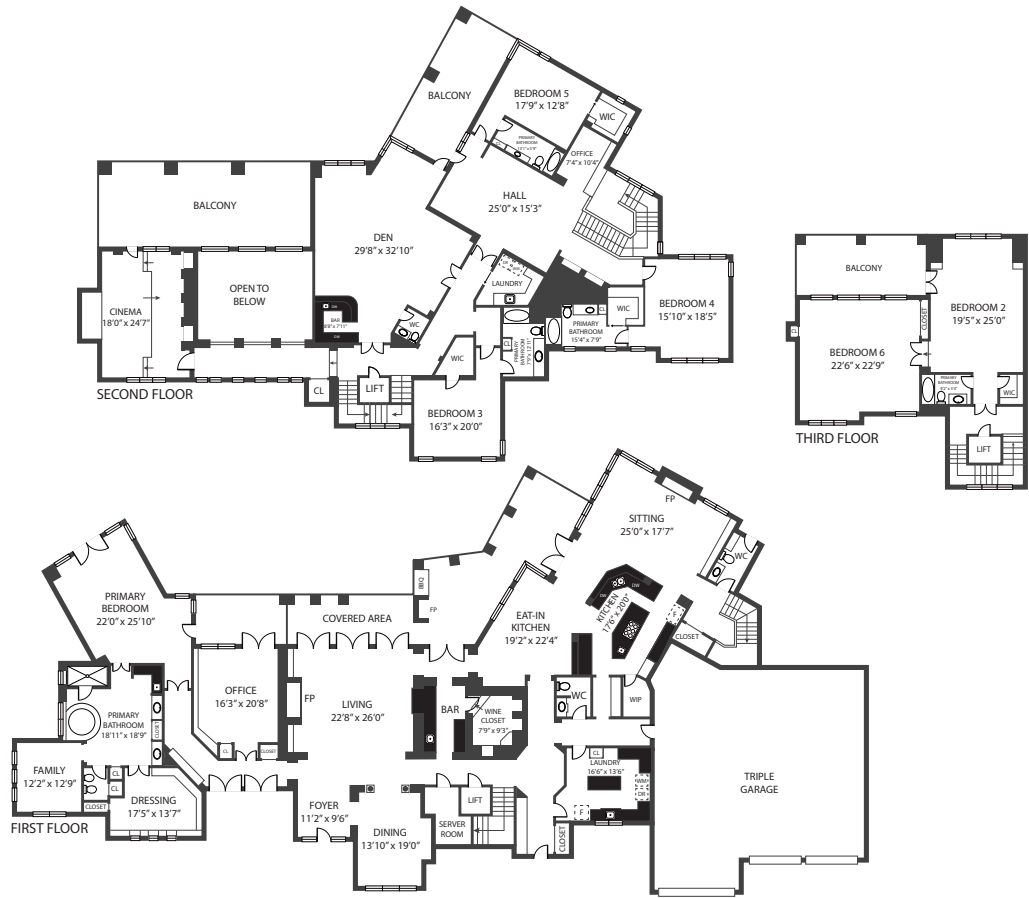
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ina Street, Austin, TX 78730, USA

FLOOR AREA 10,887 SQ.FT
 It has been made to ensure the accuracy of the floor plan contained here, measurements of doors,
 and any other items are approximate and no responsibility is taken for any error, omission, or misstatement.
 For illustrative purposes only and should be used as such by any prospective purchaser.

FIRST FLOOR	:	5,492 SQ.FT
SECOND FLOOR	:	4,098 SQ.FT
THIRD FLOOR	:	1,297 SQ.FT
TOTAL AREA	:	10,887 SQ.FT

CLICK HERE TO VIEW MAIN HOUSE FLOOR PLAN

CLICK HERE TO VIEW GUEST HOUSE FLOOR PLAN

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