

CENTURY 21

Judge Fite Company



7116 CIELO AZUL PASS

AUSTIN, TX 78732



\$899,000



1 acres

DESCRIPTION

Spectacular lot with sweeping views of Lake Travis and the Hill Country, offered at lot value only, and ideally located with easy access to Lakeway, Cedar Park, and Leander. Tucked inside Villa Montana, a private gated enclave celebrated for its architectural character and custom one-of-a-kind homes, this property offers a rare opportunity to bring your vision to life. Conceptual renderings by Jay Corder Architects illustrate one possible vision for the site. Backing to a greenbelt for added privacy, it provides a peaceful setting just minutes from The Oasis, shopping, dining, and parks, and only twenty-five minutes to downtown Austin. Situated within highly acclaimed Leander ISD, this is a must-see opportunity for your dream build in one of Austin's most celebrated sunset locations.

PROPERTY TYPE: Land - UnimprovedLand

MLS STATUS: Active

MLS: 9072239

YEAR BUILT:

COUNTY: Travis

TRACT OR SUBDIVIION: Comanche Canyon Ranch Sec 01

LIST DATE: 01/14/2026

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800.451.8055

AREA: RN

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 0.72

LOT SIZE (SQFT): 31,302

EXTERIOR FEATURES

LOT DESCRIPTION:

- OpenLot
- RollingSlope
- TreesMediumSize
- Views

UTILITIES

UTILITIES:

- ElectricityAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

COMMUNITY:

- CommunityMailbox
- Gated

LISTED BY: Amy Deane

PHONE: 512.480.0848

BROKERED BY: Moreland Properties