



216 Golden Bear Dr

Lakeway, Tx. 78738



LUXURY



AN EXTRAORDINARY OPPORTUNITY. . .

Welcome to 216 Golden Bear Drive—a refined golf course retreat where timeless craftsmanship meets relaxed Hill Country elegance. Perched above the 17th fairway in Lakeway's coveted Flintrock Falls, this updated residence offers sun-drenched interiors, panoramic views, and seamless indoor-outdoor living designed for comfort, privacy, and elevated entertaining.

A HOME WHERE DESIGN MEETS FUNCTIONALITY...

A blend of Old World elegance and contemporary refinement, the architecture of 216 Golden Bear welcomes you with stately charm. Arched stone entryways, textured stucco exteriors, and lush landscaping evoke a Tuscan hillside villa—yet within lies a thoroughly modern sensibility. Nestled in the guard-gated enclave of Flintrock Falls, this residence commands a prime position overlooking the 17th hole, with a two-level terrace designed to make the most of every golden hour. The recently refreshed façade reflects timeless craftsmanship, while the multi-tiered outdoor living areas—complete with a summer kitchen—offer seamless indoor-outdoor flow. An infinity-edge pool and spa rest at the terrace's edge, mirroring the natural curve of the golf course below. A lift-ready three-car garage speaks to both luxury and function, ideal for the auto enthusiast or weekend lakegoer. Every angle of the exterior is designed for impact, from curbside arrival to sunset farewells.



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Private Retreats and Lavish Comforts...

Thoughtfully arranged for privacy and comfort, this home offers two bedrooms on each level—ideal for multi-generational living or hosting guests. The main-level primary suite is a peaceful haven, with a spa-like bath, oversized walk-in closet, and serene views of the surrounding Hill Country. Secondary bedrooms are generously sized, each with access to full bathrooms, blending elegance with practicality. Upstairs, tucked away behind the theater, a quiet guest retreat awaits—perfect for long stays



4 BEDROOMS

4.5 BATH

4346 SQFT

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EXPANSIVE LIVING SPACES...

At the heart of the home lies a chef's kitchen designed for both grand entertaining and intimate gatherings. A rich mesquite island anchors the space, while honed quartzite counters, designer lighting, and premium appliances create an environment where form meets function. Dual dining areas provide flexibility, from casual breakfasts to elegant dinner parties, all flowing effortlessly into the family room, where a stone fireplace and wood-beamed ceilings set a warm, inviting tone. Arched stone entries and walls of windows enhance the sense of openness, framing views of nature and light. Whether hosting a wine tasting, a holiday feast, or a quiet night in, the living spaces support both style and substance—crafted for connection and comfort.

SMART LIVING ENHANCED BY NATURE...

With a focus on lifestyle and innovation, 216 Golden Bear seamlessly integrates smart technology and outdoor luxury. Multiple zones of interior and exterior lighting, climate control, and sound are ready for modern living. The upper and lower terraces extend the living space outward, featuring a summer kitchen for al fresco dining, shaded lounging areas, and sunset-facing vignettes. The infinity-edge pool and spa align perfectly with the horizon, offering a tranquil escape just steps from your door. A 500-bottle wine cellar, private home theater, and lift-ready garage bay reflect an attention to detail that elevates everyday life. Here, luxury is not just aesthetic—it's intuitive, functional, and always a step ahead.





EXCLUSIVE COMMUNITY BENEFITS...

Located in the prestigious, guard-gated community of Flintrock Falls, residents enjoy exclusive access to world-class golf, tennis, and dining amenities. The neighborhood's tranquil, tree-lined streets and proximity to Lake Travis ISD's top schools make it one of Lakeway's most sought-after addresses. Just minutes from the Hill Country Galleria, boutique shopping, and lakeside dining, 216 Golden Bear offers a lifestyle of balance—where natural beauty, privacy, and convenience converge in perfect harmony.

A GOLDEN OPPORTUNITY TO SECURE A **UNIQUE** **PROPERTY...**

216 Golden Bear Drive is more than a residence—it's a living expression of timeless design, thoughtful updates, and elevated Hill Country living. Crafted with care and designed with purpose, every surface, finish, and detail speaks to quality, comfort, and an effortless connection to its natural surroundings. Framed by sweeping golf course vistas and positioned within Lakeway's prestigious Flintrock Falls, this two-story retreat inspires a sense of calm from the moment you arrive. Native stone, stucco, and graceful arches blend seamlessly with the landscape, while inside, soaring ceilings, mesquite wood, and curated interiors reflect both refinement and warmth. Whether you're savoring a quiet morning coffee on the terrace, gathering in the wine cellar, or enjoying sunsets by the infinity pool, each moment feels artfully balanced between luxury and livability. The flexible floor plan offers generous gathering spaces alongside private retreats, creating a perfect rhythm for modern life. Outdoors, covered patios, a summer kitchen, and resort-style amenities provide a year-round haven for celebration and relaxation. For those seeking elegance, convenience, and a true sense of place, this home is where beauty endures—and where your next chapter begins.





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