11917 Yaupon Holly Way

Spanish Oaks | Austin, Texas

Property Overview

- 9,184 Sq. Ft. of interior living space
- 6 Bedrooms | 6 Full Bathrooms | 2 Half Bathrooms
- Designed and built by Patagonia Development, a premier Austin luxury home builder
- Located within the prestigious, guard-gated community of Spanish Oaks
- Hill Country views with expansive indoor–outdoor living
- Five-car garage plus a full guest house

Architectural & Design Highlights

- Architecturally restrained modern Hill Country estate
- Clean lines, thoughtful proportions, and intentional spatial flow
- Cohesive material palette designed for longevity rather than trends
- Professionally designed lighting plan featuring fixtures from Visual Comfort, Kelly Wearstler, Arteriors, and Circa Lighting
- Custom millwork and finish selections carried consistently throughout the home

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Flooring, Cabinetry & Finishes

- Wide-plank European oak flooring throughout living areas
- Custom walnut cabinetry and millwork across kitchens, baths, bars, and utility spaces
- Natural stone, quartz, and quartzite surfaces used extensively throughout
- Calm, neutral palette designed to enhance light, texture, and views
- Designer wall coverings and tile selections in key spaces

Kitchen & Culinary Spaces

- Large, chef-level kitchen designed for both everyday use and entertaining
- Professional-grade appliance package including Wolf, Sub-Zero, and Bosch
- Oversized island with stone surfaces and full-height backsplash
- Secondary prep / catering kitchen for additional storage and functionality
- Multiple refrigeration zones and panel-ready appliances

Bar, Entertaining & Living Spaces

- Expansive great room opening directly to outdoor living areas
- Dedicated bar and game room ideal for hosting and entertaining
- Integrated refrigeration and ice makers by Sub-Zero and Scotsman
- Multiple beverage and refrigeration stations throughout
- Two interior courtyards providing natural light and added privacy
- Flexible living areas suitable for media, work, or recreation

Primary Suite ~~Retreat~~

- Privately positioned primary bedroom with Hill Country and pool views
- Generous well-appointed walk-in closets
- Spa-inspired primary bath with natural stone finishes
- Freestanding tub, dual access walk-in shower, and refined fixture selections
- Layered lighting and a calm, resort-like atmosphere

Secondary Bedrooms & Guest Accommodations

- Generously sized ensuite secondary bedrooms
- Consistent design quality across all secondary spaces
- Full guest house providing privacy and independence for visitors
- Ideal for extended stays, multigenerational living, or hosting guests

Outdoor Living & Grounds

- Resort-style infinity-edge pool
- Expansive patios and covered terraces for year-round enjoyment
- Outdoor kitchen featuring built-in grill and components
- Outdoor bar and loggia designed for entertaining
- Professionally planned exterior lighting enhancing evening ambiance
- Multiple outdoor zones offering privacy, views, and flexibility

Utility, Storage & Lifestyle Features

- Five-car garage with additional guest parking

- Dedicated utility room with designer finishes
- Designer plumbing fixtures by Dornbracht, Kohler, Blanco, and Franke
- Built-in dog wash station
- Custom cabinetry with curated hardware selections from RH, Top Knobs, Baldwin, and Hapney Home
- Smart, efficient systems integrated discreetly throughout the home
- Thoughtful service spaces supporting daily living and entertaining

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Spanish Oaks Lifestyle

- 24/7 manned, guard-gated security
- Private Spanish Oaks Golf Club (membership optional)
- Miles of hike and bike trails within the community
- Fish Camp and Pool Pavilion amenities
- Located within Lake Travis ISD
- Proximity to private school options and convenient access to Austin

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This residence represents a rare combination of architectural clarity, thoughtful craftsmanship, and refined lifestyle—designed for discerning buyers seeking privacy, quality, and long-term value in one of Austin's most sought-after communities.