

LVH

VILLA SYLVIA

WOOD ISLAND, AUSTIN, TEXAS

5	10	6 + 1 HALF	6,500
BEDROOMS	GUESTS	BATHROOMS	SF



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Villa Sylvia is a spectacular lakefront estate commanding idyllic pastoral surroundings. This revered contemporary retreat is 14 miles from Austin city center, offering a tranquil oasis in the peripheries of the vibrant state Capitol. Villa Sylvia takes full advantage of its natural positioning with sublime lakefront vistas, a top highlight of the estate. An expansive deck and private sand beach curate an unmatched summer retreat.

Interiors expertly fuse rural charm, homeyness, modern dimension, and classicism. Beautiful dark wood beams support double-height vaulted ceilings while glimmering dark parquet floors complement a balanced palette of grey and beige designer furniture. An architectural triumph and feat of modern precision and symmetrical design, each inch of this Lake Austin vacation Villa witnesses expert craftsmanship and the most prestigious materials. Well-appointed artworks impart an element of cosmopolitanism to the insatiably comfortable family home. A front page-ready great room is wrapped in echelons of windows, inviting verdant interiors and ample sunlight indoors. A perfect marriage of glass, stone, and high-pitched wood vaulted ceilings, contemporary lighting doubles down on the space's timeless elegance. Chock full of playful touches that only reveal themselves upon an extended stay, this stunning lakefront luxury Villa capitalizes on timeless elegance and modern country refinement with plentiful fireplaces, plush seating arrangements, and nude stone and natural wood highlights. The estate is pre-set for 10 guests but can accommodate up to 18 guests between sumptuous bedrooms. A sixth bedroom with a Queen Murphy bed presents additional accommodation for two more guests.

Villa Sylvia presents verdant manicured grounds with a lakefront infinity pool and hot tub perfect for midday or dusk relaxation—an outdoor kitchen with a barbecue and firepit beckons intimate moments with loved ones. A private bar is a lovely addition to a private beach with a volleyball net, rendering this Lake Austin vacation Ville the ultimate summer hideaway. A boat slip and boat tie-up may be available upon approval and for an additional fee.

INTERIOR

- Air Conditioning
- Cable TV
- Dining Room
- Fireplace
- Fitness Room
- Game Room
- Home Office
- Laundry

EXTERIOR

- Al Fresco Dining
- BBQ
- Heated Pool
- Hot Tub
- Outdoor Fireplace
- Outdoor Kitchen
- Patio
- Pool Bar

LOCATION

- Lakefront

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INTERIOR

- Sound System
- Walk-In Closet
- Wet Bar

EXTERIOR

- Sun Loungers



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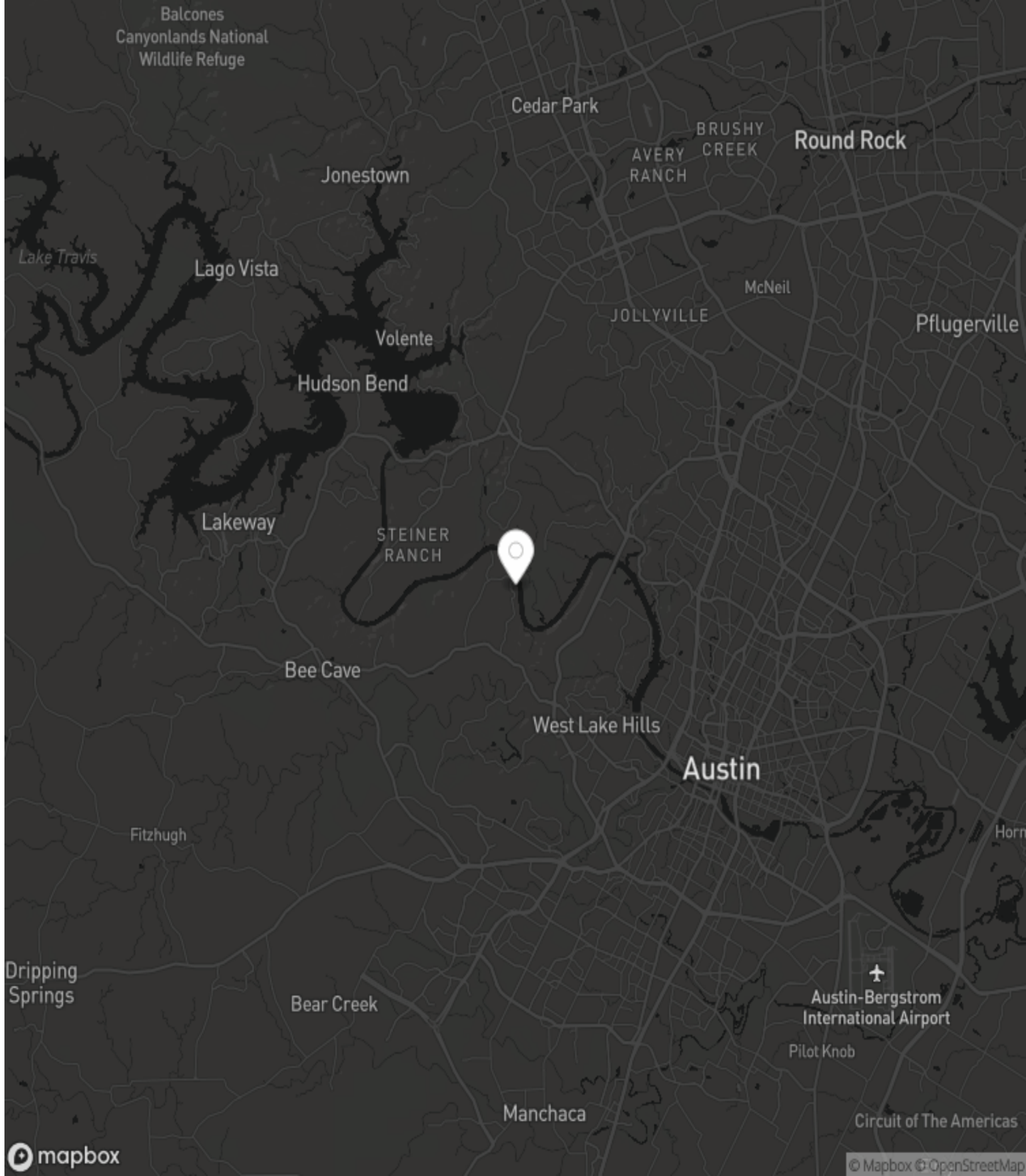
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AUSTIN

WOOD ISLAND

Austin is a capital unlike any other, a chic bohemian enclave in the heart of the Lone Star state. Eclectic and exciting, Austin is sophisticated with a Texan flair, attracting the likes of Matthew McConaughey, Sandra Bullock, and Lance Armstrong. Austin's rising popularity has invigorated this college town with the country's brightest minds, bringing a dynamic cosmopolitan energy. Today, Austin brims with youthful exuberance - from its world-class culinary scene and music venues to its vast green spaces that offer an oasis for outdoor recreation. At the heart of Central Texas' burgeoning viticulture scene, visitors will find no shortage of fine local wines paired with tantalizing southwestern-infused cuisine. Lauded for its superior quality of life and topping the greenest cities list, America's best-kept secret is no longer. Austin's music echoes throughout the city, earning the title "Live Music Capital of the World." Its numerous venues across the city - from cozy dive bars to historic music halls like Stubbs BBQ and the Continental Club - provide a platform for established and up-and-coming artists, keeping the city's music scene alive and vibrant all year round.





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INCLUDED SERVICES

Every detail of your stay has been meticulously considered; each luxury home has a dedicated on-site team, including a steward, housekeeping staff, and field manager.

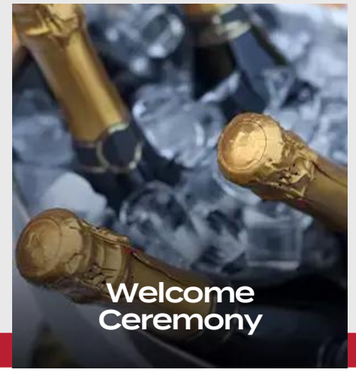




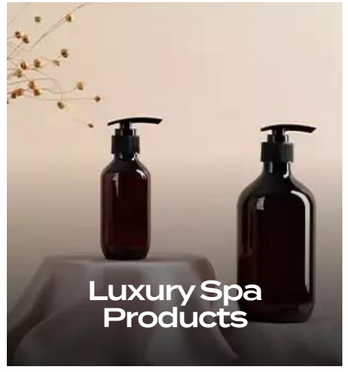










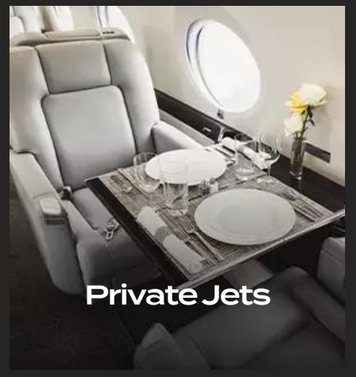


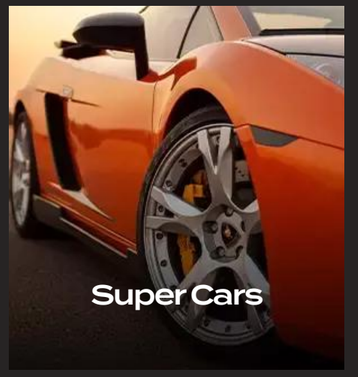
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ADDITIONAL SERVICES

To further elevate your stay, we offer additional services that include an on-site chef, pre-arranged chartered flights and yachts, access to exclusive establishments and events, and tailored experience packages.









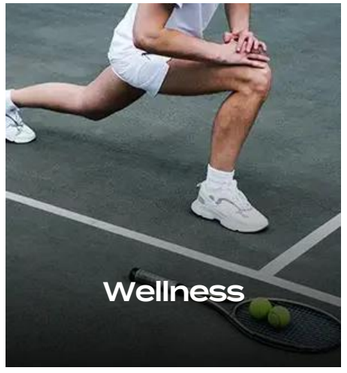


















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WHO WE ARE

LVH is the preeminent super home chartering company offering ultra-luxury homes in hundreds of global destinations. Each home in our collection is carefully curated to deliver the highest standard of quality and comes complete with a full-time steward, housekeeping & concierge access.
Our team will orchestrate the entire experience including in-home services, daily activities and travel logistics. LVH Domus, our invite-only membership, brings the same level of service to every day of your life. Endless possibilities await the most discerning families.



LVH

CURATORS OF
IMMEASURABLE
MOMENTS

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