



For Sale on Market

# \$3,650,000

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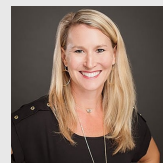
## 605 KODIAK TRL, CEDAR PARK, TX 78613

4 BEDS, 4 FULL & 1 HALF BATH(S)

One-of-a-kind luxury estate located in the exclusive Breakaway Park subdivision, a premier fly-in/fly-out community featuring its own private runway. Situated on a full acre lot backing directly up to the airstrip, this property offers ample space to build a private hangar or guest house. Owners also have the opportunity to join the pilots' association for airport access. Designed by renowned architect John Hathaway of Vanguard Studios and decorated by Glynis Wood Interiors, this timeless Italian-themed villa seamlessly blends old-world elements with contemporary finishes. The exterior features a Mexican clay tile roof, custom copper gates, and a sophisticated masonry blend of cave stone, limestone, and old Chicago brick, all complemented by professional landscaping and lighting. The interior boasts expansive open spaces with large steel and glass windows, custom wood beams, reclaimed wood floors, and natural stone tile. Notable features include: - Owner's Suite: A steam shower, freestanding soaking tub, and private patio access to the pool area. - Gourmet Kitchen & Wine Room: High-end appliances and a custom-built, 700+ bottle chilled wine room. - Outdoor Living: A lighted sport court, lavish heated pool and spa, and a rear patio cooling system. - Full house Generac home generator This exceptional home is conveniently located near the Domain, shopping, trails, and major transportation.

### GENERAL DESCRIPTION

- Subdivision:** Breakaway Park Sec 4
- Property Type:** Residential Single Family
- Bedrooms:** 4
- Baths:** 4 Full & 1 Half
- Stories:** 1.5
- Garage:** 4
- Year Built:** 2013
- Building Sqft:** 6,539 / Plans
- Lotsize:** 45,215
- Maintenance Fee:** \$600 / Annually
- MLS# / Area:** ABORTX-7856066



Get in touch  
**Noel Green**

(512) 925-3165

Life Around Austin Realty, LLC

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605 Kodiak Trl, Cedar Park, TX 78613

Visit <https://www.har.com/ABORTX-7856066> for more information