



MONTECHINO

LAKESIDE RESORT COMMUNITY

ELEVATED LAKESIDE LIVING

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AN EXPERIENCE AWAITS YOU



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WELCOME TO MONTECHINO, WHERE LIFE UNFOLDS IN THE EMBRACE OF NATURE AND ENDLESS POSSIBILITIES AWAIT.

Discover Montechino, a remarkable 287-acre master-planned community in North Austin. With residential and commercial spaces, this community offers 189 scenic home sites in various lot sizes and styles. Residents will enjoy an amenity center, while local business owners have the opportunity to lease an 8400 SF commercial space. Montechino features comprehensive utility infrastructure and is located just 25 miles from downtown Austin, providing a serene escape without sacrificing convenience. Embrace breathtaking hill-top and lake-facing views, with easy access to the shores of Lake Travis for fishing and relaxation.

Experience the allure of Austin's high-tech economy and exceptional quality of life, with median home prices 23% below the national average. Montechino is the perfect blend of natural beauty and modern living, offering a harmonious community where residents can thrive.



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PROJECT TIMELINES

Phase 1: Ready to Build

Unlock your dream home at Montechino with our first phase of development. We are proud to offer 35 meticulously developed single-family lots that are now available for sale to both home builders and home buyers. Additionally, the development of 106 additional lots and the leasing/sales center is currently in progress.

Anticipated completion for Phase 1 is scheduled for August 2023.

Phase 2: Coming Soon

Exciting developments await you in Phase 2 of Montechino!

We are committed to enhancing your living experience and creating a thriving community. In this phase, we have ambitious plans to complete the highly anticipated amenity center, develop 116 new lots for home builders, and expand Austin Boulevard to improve accessibility and connectivity.

We are dedicated to ensuring a seamless and exceptional experience for our residents. With Phase 2 projected to be completed by early April 2024, you can look forward to a host of new opportunities and amenities.

Additionally, we are thrilled to announce that lake access will be ready by December 2024, adding another wonderful feature for you to enjoy.

LOT DETAILS

West Side Lots Ready for Sale	
QUANTITY	FRONT FT
15	50
10	75+
10	100

West Side Lots Phase 1 Development	
QUANTITY	FRONT FT
42	50
23	60
26	70

West Side Lots Phase 2 Development	
QUANTITY	FRONT FT
17	75
30	75+
16	100



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HOMES WITH A VIEW

Enjoy breathtaking Lakefront, Lake View and Canyon View Lots in this stunning location.

With a wide range of lot sizes, an assortment of home styles and a thoroughly planned and executed landscape, the Montechino Lago Vista community is the perfect home buyer's location.

10 Premium Lake View Lots

7 Prime Lakefront Lots

Several Canyon View Lots



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WEST-SIDE LOTS



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TEXAS SPARKS
—CONSTRUCTIONS—

LOT KEY

		Count
	50 FOOT LOTS	57
	60 FOOT LOTS	23
	70 FOOT LOTS	26
	75+ FOOT LOTS	57
	100+ FOOT LOTS	26
	LOT READY FOR SALE - 35 LOTS	
	DEVELOPMENT PHASE DIVISION LINE	
	LOT SOLD OR UNDER CONTRACT	



NOTE:
FOR GRAPHIC DEPICTION ONLY. REFER TO PLAT DRAWINGS
FOR LEGAL DESCRIPTIONS AND LOT DIMENSIONS.



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MASTER PLAN



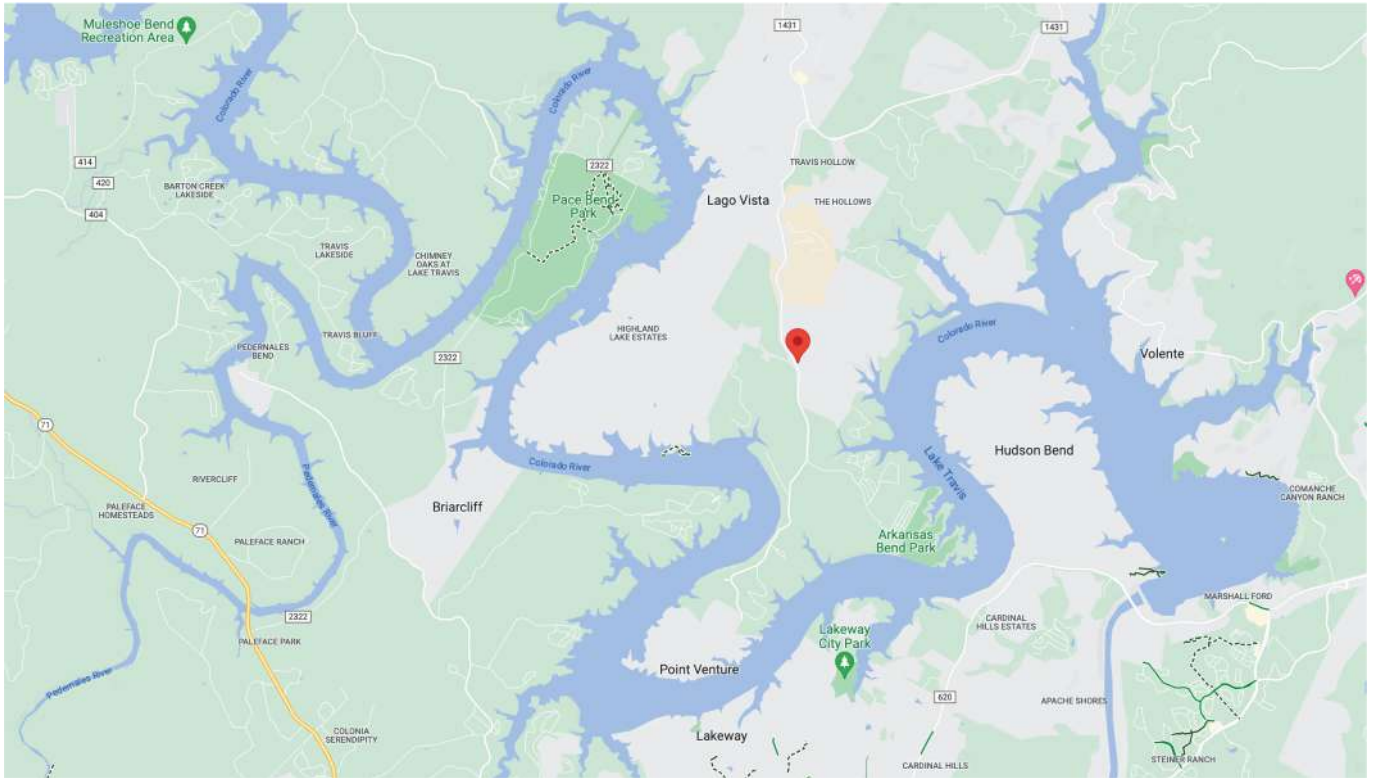
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CONVENIENCE MEETS MODERN LIVING



Location: 19101 Veranda Walk, Leander, TX 78645

Montechino, located within the City of Lago Vista in Travis County, is privileged to have utility providers that ensure seamless service for its residents.

Electricity: Montechino is powered by PEC (Pedernales Electric Cooperative), a reliable provider known for its efficient electricity distribution.

Internet: AT&T, a leading telecommunications company, offers high-speed internet connectivity to the residents of Montechino, ensuring fast and reliable online experiences.

Water/Sewer: Montechino benefits from the water and sewer services provided by the City of Lago Vista, ensuring a steady supply of clean water and efficient wastewater management.

With these trusted utility providers, residents of Montechino can enjoy the comfort and convenience of modern amenities, creating an ideal living environment.



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AMENITIES and LIFESTYLE

Surround yourself with nature's beauty and exceptional amenities at our luxurious amenity center

Luxury Pool & Spa: Relax and rejuvenate in our luxurious pool and spa facilities.

Lounge areas: Unwind in comfortable and stylish lounges designed for socializing and relaxation.

Social spaces: Connect with neighbors and friends in inviting communal areas.

Outdoor lounges: Enjoy the fresh air and stunning views from our outdoor lounges.

BBQ areas: Host memorable gatherings with family and friends at our convenient BBQ areas.

Gazebos: Find solace in charming gazebos amidst the natural surroundings.



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AMENITIES and LIFESTYLE

Discover a community that caters to your every need, providing an elevated way of life.

Infinity Swimming Pool with Canyon View: Dive into a breathtaking pool overlooking the stunning canyon view.

Resort Side Topography: Explore our unique topography featuring aged trees and picturesque views.

Fitness Center, Tennis & Pickleball Courts: Stay active and engaged with our top-notch sports facilities.

Community Parks & Trails: Embrace nature with serene parks and scenic trails.

Commercial Space: An 8400 SF commercial space with a coffee shop available to lease by local business owners.



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DEVELOPERS



With an unwavering passion for creating remarkable communities, we at Texas Sparks Constructions have redefined the real estate landscape in Texas.

Driven by technology and innovation, our team crafts delightful communities with thoughtful designs. By leveraging technology and a streamlined approach, we deliver faster and more efficient results. Our extensive research enables us to fulfill the dreams of homebuyers, creating endless possibilities.

Our singular vision is to revitalize properties with great merit. With a focus on well-structured construction, thoughtful planning and world-class amenities, we seamlessly blend technology and practicality. Experience a harmonious living experience at Montechino, where every detail is meticulously curated.



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