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Amber

HART

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LAKE TRAVIS,
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ACROSS TEXAS



Yet WHAT MAKES AMBER'S
CAREER ESPECIALLY COMPELLING
IS THAT HER AUTHORITY EXTENDS
WELL BEYOND SALES VOLUME.

just market trends—they're
the story of home.

In an industry where market knowledge is frequently measured in data points, Amber brings something much more nuanced: lived expertise. She understands not only what a home is worth, but why a street, view, builder, school district, cove, or neighborhood culture matters. For her clients, that means she is not simply helping them buy or sell property. She is helping them understand the place they are entering, leaving, investing in, or simply calling home.

That kind of insight has helped Amber Hart become one of the most respected luxury real estate professionals in Austin and across Texas. In 2025, her reputation reached another level. Amber was named ABoR Salesperson of the Year, one of the most meaningful honors in the Austin real estate community. She was also recognized by the Austin Business Journal as one of the region's top residential real estate agents, further strengthening her standing in one of the most competitive markets in the country.

AMBER HART has never had to study the Lake Travis market from a distance. She lived it before it became one of the most sought-after luxury corridors in Central Texas. Long before the awards and rankings, she understood the place itself — a rare perspective now proven by performance.

After all, Keller Williams' "TripleCrown" recognition as the #1 Individual Agent in Texas, the #1 Individual Agent in the South Texas Region, and the #1 Individual Agent in Austin is not earned by accident.

Born and raised in the Lake Travis area, Amber

remembers when it felt like a quiet retreat tucked into the hills outside Austin. Back then, things moved slower. Today? It's one of Central Texas' most desirable luxury markets. Waterfront homes. Private golf communities. Acclaimed schools and those iconic Hill Country views. For Amber, these changes aren't



Her 2025 recognition did not happen in an easy market. Across Texas, inventory increased, homes took longer to sell, and pricing strategy became more important than ever. In that environment, Amber continued to produce at an elite level, ranking among the top agents in

Texas by verified sales volume. Her results reflect more than activity. They reflect strategy, trust, market fluency, and the ability to guide clients through complexity with confidence.

Amber knows success is rooted in relationships.

She always delivers trust and respect to her clients, which is why they describe her as patient, direct, highly responsive, and fully engaged in the outcome. Amber is known for being hands-on through every stage of the process, from pricing and preparation to negotiations, inspections, marketing, and closing. Her approach is polished and high-level, but also genuine. She brings the sophistication expected in luxury real estate while maintaining the warmth and approachability that has defined her career from the beginning.

Her professional journey began after graduating from Baylor University and returning to Austin. Amber began working in the medical spa industry and developed skills like branding, client service, and entrepreneurship. This translated seamlessly to real estate. Quickly earning accolades, Amber established herself as a leader and thrived in the luxury market.

Her interest in property deepened when she began exploring her first investment purchase. She loved the process, the strategy, and the emotion behind it. Real estate combined everything that came naturally to her: people, negotiation, design, business, and local knowledge. She earned her license, joined Keller Williams, and quickly proved she was built for the industry. In her first year, she was named Rookie of the Year not only in Austin but across the state of Texas.



HER PASSION FOR THE
AREA INSPIRES HER
COMMITMENT TO
giving back.

CONTINUED ►

AMBER HART'S *career* IS A REFLECTION OF LAKE TRAVIS ITSELF: ROOTED IN HISTORY, DEFINED BY GROWTH, AND GUIDED BY A DEEP SENSE OF PLACE.

From there, Amber's career accelerated. She aligned herself with high-end builders, immersed herself in the luxury market, and became a charter member of the Keller Williams Luxury Division International. What began as a small group of select agents has grown into a global luxury network, and Amber has remained connected to that world from its earliest days. She has also served on the Keller Williams Master Faculty, mentoring other agents and sharing the expertise she has developed over years of high-level production.

Today, Amber's professional résumé places her among the most accomplished agents in Texas. She is a Certified Luxury Home Marketing Specialist, a member of the Million Dollar Guild, a Five Star Real Estate Agent, an Elite 25 Austin member, and one of the select agents in Austin's Luxury League. She has been recognized as one of the most influential real estate agents in Texas and has earned repeated honors through Platinum Top 50 as a Centurion Award winner.

Yet what makes Amber's career especially compelling is that her authority extends well beyond sales volume. Her work is deeply tied to the community that raised her. Amber's deep



ties to Lake Travis aren't just professional—they're personal. Her passion for the area inspires her commitment to giving back. Through AKind Hart Foundation and The Hart of Lake Travis, she supports local families and highlights the people and organizations that make the community special.

In addition to her own foundations, Amber has actively served

and supported many organizations, including the Lakeway Police Foundation, Keller Williams Cares, Keller Williams Lake Travis Cares, TexARTS, Dell Children's Hospital Circle of Friends, Lake Travis ISD, The Rotary Club, and the Leukemia & Lymphoma Society.

Amber is a devoted wife and mother, married to David Lyne, owner of Seven Custom Homes. Their combined experience in real estate,

construction, and design gives Amber another layer of perspective—especially valuable to luxury clients.

Amber Hart's career is a reflection of Lake Travis itself: rooted in history, defined by growth, and guided by a deep sense of place. For clients exploring Austin and Lake Travis luxury markets, she offers not just representation, but a lifetime of perspective and commitment that is truly rare. ■

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REAL PRODUCER RISING STAR

She Moved to Los Angeles With Big Dreams, Survived on Taco Deals, and Built a Real Estate Business Worth Millions

Alora MERY

WRITTEN BY ELIZABETH MCCABE

CONTINUED ►

Most successful real estate careers don't begin on red carpets, inside concert halls, or while surviving on two-for-99-cent tacos from Jack in the Box. But then again, Alora Mery has always been one to blaze her own trail.

Long before she became one of Austin's rising stars in real estate, Alora was a journalism graduate from Texas A&M chasing a completely different dream. At 21, she packed up her Honda Civic and headed to Los Angeles, determined

“
**I wanted to
do something
people from
my hometown
didn't do.”**

to build a life that looked bigger than anything she had known growing up between Southeast Texas and Alabama.

“I wanted to do something people from my hometown didn't do,” she says.

What followed was a decade filled with unexpected turns, career reinventions, and more than a few leaps of faith. Today, Alora is a top-producing REALTOR®, wife, mother, and founding member of MODUS Real Estate's Austin office. Looking back, every chapter seems to have prepared her for where she is now.

Growing up, Alora split her time between Southeast Texas and Alabama, developing deep roots in both places. She proudly calls herself an Aggie after earning a journalism degree from Texas A&M University, where she focused on entertainment media while many of her classmates pursued more traditional journalism careers.

After graduation, there was never much debate about where she would go next.

“It was either New York or Los Angeles,” she laughs. “I hate being cold, so I chose LA.”

Like many young dreamers who arrive in Southern California, reality hit quickly. The entertainment industry wasn't nearly as glamorous behind the scenes as it appeared from the outside. Alora worked for an entertainment media company covering red carpet events and creating content, but the paychecks were often far less impressive than the celebrities she occasionally interviewed.

“It was always go, go, go,” she recalls.

There were days she lived on bargain tacos while racing around Los Angeles trying to make enough money to keep pursuing the opportunities she loved. One of those opportunities led her to the Los Angeles Philharmonic, where she worked at both Walt Disney Concert Hall and the Hollywood Bowl.



“It was incredible,” Alora says. “The Hollywood Bowl was my summer home.”

From 2012 to 2015, she immersed herself in music, culture, and the fast-paced world of entertainment. But eventually, she realized it was time for a change. A relationship that wasn't headed in the right direction forced her to take a hard look at her future.

“I remember thinking, I've got to get out of here.” She called her mom. Then she called a friend in Austin. Within days, she had signed a lease, packed a U-Haul, and started over once again.

“I knew one person in Austin,” she says.

Despite years of experience and a strong work ethic, finding a job wasn't easy. She contacted agency after agency, confident she could contribute somewhere. Most never called back.

Eventually, she landed in tech sales, where her ability to connect with people quickly paid off. The work was challenging, the money was good, and perhaps most importantly, it helped her build a network in a city that was beginning to feel like home.

Around that same time, another important piece of her future fell into place. She reconnected with Stephen, a fellow Aggie she had known years earlier. The timing was finally right.

“We started dating in 2016 and have been together ever since,” she says. Today, Steven works in commercial construction, and together they have built a life and family in Austin.

Interestingly, real estate wasn't part of Alora's plan. In fact, she actively resisted the idea. While participating in a program focused on financial freedom for women, she repeatedly heard real estate discussed as a powerful wealth-building tool.

“I didn't want anything to do with it,” she admits. “I was scared of it.”



I really didn't give myself any time to take a break."

for family, rest, and the moments that matter most. That shift in mindset helped pave the way for another career move.

In 2023, Kyle Kliever approached Alora about joining MODUS Real Estate. What she thought would be a simple lunch turned into a conversation about a company that was approaching growth, development, and real estate differently.

After taking time to consider the opportunity, she decided to become a founding member of the Austin office.

"They've treated me very well, and I love everyone," she says.

Today, Alora continues serving clients throughout the Austin market while balancing life as a wife, mother, and REALTOR®. She remains active in Junior League, where she has volunteered for eight years, and has found support through communities of working mothers navigating many of the same challenges she faces.

While her business continues to grow, so have her priorities.

The same determination that took her from Southeast Texas to Los Angeles, from entertainment media to tech sales, and eventually into real estate is still there. The difference is that today she's focused on building a business that supports the life she wants to live.

For Alora, success is found in creating opportunities for her clients, being present for her family, which now includes twin boys born this year, and having the courage to keep saying yes to the next opportunity, even when it's a little scary.

After all, every chapter of her story started with one brave decision. ▀

Still, the idea lingered. What was supposed to be the year of her wedding and honeymoon became the year she earned her real estate license instead. As plans changed in 2020, Alora decided to bet on herself and joined Keller Williams.

The decision paid off quickly.

Someone she knew through a women's financial community reached out after seeing a new headshot she had posted on Instagram and needed help purchasing an investment property. That opportunity led to another. Then another. Referrals followed, relationships grew, and momentum built. By the end of her first year in real estate, Alora had closed nearly \$6 million in volume. The following year, she reached \$11 million.

Then came another life-changing milestone. In 2023, she welcomed her first child.

While many new parents slow down, Alora kept pushing forward. Her son attended his first open house at just 14 days old.

"There were portable breast pumps in the car," she laughs. "It was crazy."

Looking back, she admits she was trying to prove something, to herself and to the industry.

"I killed myself," she says. "I really didn't give myself any time to take a break."

The experience changed her perspective. She still loves her work, but she also realized the importance of creating space



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Sunny
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*Found Purpose, Confidence, and
Community Through Real Estate*

CONTINUED ►

From California Dreamer to Austin Advocate, She's Building More Than a Career

Eight years ago, Sunny Sutherland arrived in Austin not knowing exactly what to expect.

Like many people relocating from California, she carried a few assumptions about Texas. She wondered what she'd miss most. The ocean? The culture? The food? The art scene?

As it turns out, almost every preconceived notion she had about Austin proved wrong.

"I love sushi," Sunny laughs. "I remember wondering where we were going to get GOOD sushi. There's no ocean around here. Thankfully, I found Uchiko."

What she discovered instead was a city filled with creativity, opportunity, innovation, music, culture, and perhaps most importantly, genuine human connection.

"Everything about those perceptions proved to be false," she says.

Today, Sunny is one of Austin's rising real estate professionals, but her path into the industry wasn't a traditional one. In many ways, it started because she was an outsider.

Sunny has lived on both coasts before eventually settling in

Texas with her husband, who relocated for work. The move left them knowing almost no one. Rather than viewing that as a disadvantage, Sunny embraced it.

Part of what attracted her to real estate was the opportunity to learn everything she could about her new hometown.

She wanted to know where to find the best coffee, the best pizza, the most interesting neighborhoods, and the hidden gems that make a city special.

"I wanted to know all the things," she says.

The more she explored Austin, the more she fell in love with it. What stood out most wasn't the booming tech industry, thriving music scene, or endless growth. It was the people.

"My experience coming from Los Angeles gave me a front-row seat to luxury — the pace, the polish, the hustle that never really stops. But Austin showed me a different kind of rich: mornings on the lake, weekends at the breweries, quiet luxury over loud status, a slower rhythm that still knows exactly what quality looks like. That contrast is exactly why I sell here now. I understand both



“

This year in real estate taught me how to be honest with people, even when the results aren't what they want to hear.”

worlds, but I believe in this one,” she says. “It feels more authentic, the people are genuine, and many of them are so much like me, simply starting life from other cities.”

That appreciation for community became a driving force behind her real estate career.

Sunny entered the business during the uncertainty of the pandemic, determined to create opportunities instead of waiting for them. She began in new construction before expanding into resale and quickly found success.

Very quickly.

Within her first years in real estate, she was nominated for Rookie Realtor of the Year and closed approximately \$8 million in sales. Then life changed. Sunny became a mother.

“The gift of motherhood is unlike any other,” she says.

Like many women, she found herself navigating the realities of balancing career ambitions with the responsibilities and joys of raising a young child. She intentionally stepped back, grateful for the opportunity to spend those early years at home with her son.

Now, three years later, she feels energized and ready for her next chapter.

“I'm ready to grow and learn,” she says. The timing couldn't be better.





“
*Every
transaction
is brought on
by change in
your life.*”

Sometimes it's exciting, especially with a marriage, a growing family, a new beginning. Other times it's complicated, emotional, or difficult.

“Every transaction is brought on by change in your life,” Sunny says.

Her goal is to stay grounded, keep people first, and help clients navigate those transitions with confidence.

Leading with empathy isn't just a business strategy for Sunny. It's part of who she is. For the past three years, she has volunteered with SAFE, an organization that supports survivors of abuse and violence. The work is near and dear to her heart.

“I am a survivor,” she says.

That experience has shaped both her outlook and her purpose.

“Real estate gave me the confidence and a voice to not only help my family and myself but also to do something good in the world.”

Today, Sunny continues to expand her business while deepening her roots in the Austin community she has come to love. She believes Austin remains one of the most exciting places in the country to build a life, raise a family, and pursue new opportunities.

And as she enters this next phase of her career, she's doing exactly what she's always done: helping others find their place in a city that became home. For Sunny, success isn't just measured by sales. It's measured by the lives she impacts along the way. ■

Having entered real estate during one of the most unusual periods in market history, Sunny has already experienced conditions that many agents don't encounter until much later in their careers. She has worked through frenzied seller's markets, shifting buyer conditions, and is now navigating her first short sale transaction.

Each experience has shaped her approach. One lesson stands out above all others. “This year in real estate taught me how to be honest with people, even when the results aren't what they want to hear,” she says.

That honesty comes from experience.

Sunny has witnessed buyers pay enormous prices in competitive markets simply because they had to. She has watched markets shift and expectations change. She understands that every transaction carries real consequences for the people involved.

Those lessons have made her a stronger professional, but they've also made her more empathetic.

“Experiences make us good at what we do,” she says.

That perspective is especially important because real estate is rarely just about real estate. Every transaction represents change.



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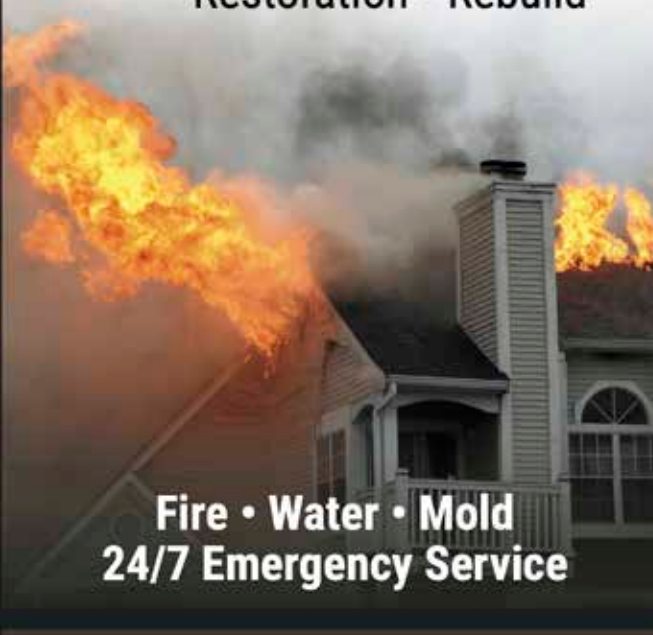
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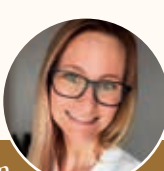
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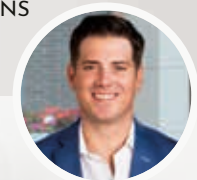


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