

# \$1,200,000 - 9414 Rolling Hills Trail, Lago Vista

MLS® #1082665

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## \$1,200,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 0.21 Acres

Lago Vista Bar-K Airport, Lago Vista, TX

If you like to fly, this place is magic. This custom, fly-in hangar home in the Texas Hill Country captures all the romance & wonder of aviation in a sleek-yet-cozy two-story residence featuring open-concept living, a hangar that can accommodate multiple aircraft & an observation deck overlooking the runway for endless hours of gazing skywards. The cool-factor is through the roof and to top it off, this exceptional home is fully furnished & move-in ready. This home can be used as one primary residence or two since the first floor can function as a stand-alone studio apartment with private entrance. The spacious hangar comes with epoxied floor, built-in shelving & a custom spiral staircase that leads to a covered observation deck overlooking the runway. The main living/kitchen/dining area is on the expansive second floor - featuring extra high ceilings w/ exposed air ducts, ample windows & low-maintenance laminate flooring. The kitchen wows with an over-sized island, abundant cabinetry & high-end appliances. A dramatic catwalk connects the living area w/ the deck that extends the length of the hangar & overlooks the runway. A large back balcony overlooks a wooded nature preserve - ideal for grilling and chilling. The spacious primary bedroom & bath are just off the main living area & feature high ceilings, luxurious oversized soaking tub, huge walk-in closet w/ custom shelving & a bonus storage room. The warm & clubby first-floor flex space includes a full kitchen with leathered granite countertops,



a spacious living/kitchen/sleeping combo area, stained & sealed concrete floors and a full bath with rich wood & black tile. The property is zoned commercial & may be used as a homestead, possibly for short-term rental, or commercially. The LV Rusty Allen Airport (Airport Code: KRWY) is a municipal airport with no dirt leases. The airport also has two aircraft mechanics on the field, an on-site fueling station & a pilot's lounge with 24-hour access & courtesy car.

Built in 2016

### Essential Information

ListingFeed	abor_vow
MLS® #	1082665
List Price	\$1,200,000
Sale Price	\$1,400,000
Sale Date	March 3rd, 2023
Bathrooms	0.00
Acres	0.21
Year Built	2016
Type	Commercial Sale
Sub-Type	Mixed Use
Status	Closed

### Community Information

Address	9414 Rolling Hills Trail
Subdivision	Lago Vista Bar-K Airport
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

### Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Sewer Available, Water Available
Parking	Attached, Garage
Garages	Garage Door Opener

View Hills

**Interior**

Interior Concrete, Vinyl

Heating Central

Cooling Central Air

**Exterior**

Construction Metal Siding, Spray Foam Insulation

Foundation Slab