

# \$2,499,000 - 17809 Breakwater Drive, Jonestown

MLS® #1127805

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## \$2,499,000

5 Bedroom, 3.00 Bathroom, 4,354 sqft  
Residential on 1.80 Acres

Northshore On Lake Travis Ph, Jonestown, TX

Panaromic views of Lake Travis and the Texas Hill Country beyond will take your breath away as you enter this exquisite, waterfront estate. Located at the 8.5 mile marker on Lake Travis, this luxurious custom-built, single story home sits beautifully on approximately 1.8 acres on deep water. Throughout this spectacular home, you will find custom built-ins and soaring 12 foot ceilings. Boasting 5 spacious bedrooms and three well-appointed baths, the heart of the home is the grand living room with natural wood beams, a 20' vaulted ceiling, a floor-to-ceiling stone wall with a gas log fireplace and thoughtful built-ins. The gourmet kitchen features everything the Chef in the family expects and the quartz island provides the perfect space for serving with ease. The wet bar is conveniently located between the kitchen and formal dining room, with a climate controlled wine room to store over 500 bottles of your favorite vintage. With lighted built-ins and the impressive coffered ceiling, the formal dining room is the perfect setting for intimate dinners with family and friends. Overlooking Lake Travis and the Texas Hill Country, the outdoor living space features a sparkling swimming pool and outdoor kitchen area. Take a stroll down the cart path to the Lake and enjoy nature while relaxing around the firepit. Located in the exclusive



gated Hollows Subdivision, you will never run out of fun things to do in the great outdoors! From The Beach Club which provides two resort-style pools and hot tub, there's also the American Grill restaurant, the Hilltop Smokehouse, Fitness Center, Kayak barges, boatramp, pickleball courts, over 8 miles of paved and native trails, Bluffs Park, and playgrounds! While a private boat dock is allowed on this property, the Northshore Marina serves The Hollows nearby. This luxurious custom home was designed for casual entertaining on a grand scale and has everything you could possibly want in a luxurious, Lake Travis waterfront home!

Built in 2005

### Essential Information

ListingFeed	abor_vow
MLS® #	1127805
List Price	\$2,499,000
Sale Price	\$2,450,000
Sale Date	March 1st, 2024
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	4,354
Acres	1.80
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	17809 Breakwater Drive
Subdivision	Northshore On Lake Travis Ph
City	Jonestown

County Travis  
State TX  
Zip Code 78645

### **Amenities**

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Propane, Phone Available, Water Connected, Underground Utilities  
Features Barbecue, Community Mailbox, Fitness Center, Gated, Lake, Playground, Pool, Restaurant, Sport Court(s), Tennis Court(s), Trails/Paths  
Parking Attached, Circular Driveway, Door-Multi, Garage, Heated Garage, Oversized, Paver Block, Electric Vehicle Charging Station(s)  
# of Garages 4  
Garages Garage Door Opener  
View Hills, Lake, Panoramic, Trees/Woods  
Is Waterfront Yes  
Waterfront Waterfront  
Has Pool Yes

### **Interior**

Interior Carpet, Stone, Wood  
Appliances Built-In Gas Oven, Bar Fridge, Built-In Refrigerator, Convection Oven, Cooktop, Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Oven, Ice Maker, Microwave, Propane Cooktop, Stainless Steel Appliance(s), Wine Refrigerator, Washer  
Heating Central, Natural Gas  
Cooling Central Air, Ceiling Fan(s), Electric, Multi Units  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas Log, Gas Starter, Great Room  
# of Stories 1  
Stories One

### **Exterior**

Exterior Features Outdoor Grill, Private Yard, Rain Gutters  
Lot Description Back Yard, Close to Clubhouse, Front Yard, Many Trees, Sprinklers Automatic, Trees Large Size, Views  
Windows Shutters, Wood Frames, Window Treatments  
Roof Tile  
Construction Stone, Stucco

Foundation          Slab

**School Information**

District              Lago Vista ISD

Elementary          Lago Vista

Middle              Lago Vista

High                 Lago Vista