

# \$1,199,999 - 301 Aguja Court, Austin

MLS® #1216633

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## \$1,199,999

4 Bedroom, 3.00 Bathroom, 4,584 sqft  
Residential on 0.23 Acres

Rough Hollow Sec 02, Austin, TX

Welcome to 301 Aguja Court – an entertainers dream in Rough Hollow. This amazing residence has been extensively upgraded with luxe finishes throughout. There are fantastic stone, wood and metal custom finishes including floors, wood barrel ceilings and quartzite panel wall accents. In the heart of the home is a chefs kitchen with top-of-the-line JennAir appliances, custom cabinets plus beautiful hardware and lighting on a white palate. In the dining, enjoy dinner parties that shine under the cathedral ceiling covered in Italian copper coins. The primary suite features a custom wood tray ceiling, panoramic views, heated bathroom floors, and a gorgeous California closet. Rounding off the 1st floor are 2 secondary bedrooms, 1 bath plus an office. Continue downstairs and you will see where the party is at. Enjoy a sprawling game room with fully equipped kitchenette, wet bar plus an incredible home theater. There are also 2 more bedrooms (1 set up as a gym), a full bath and a soundproof office. With such an accommodating floor plan the lower level could be a fantastic in-law or guest suite. Topping off the features is a state-of-the-art Control4 system with 9 security cameras, integrated sound system, a central vacuum system plus outdoor mosquito misting. Out back there are 2 covered patios and a large yard ready for a pool or anything else you desire. Its all here waiting for you to call it home.



The Location: Just 30 minutes from downtown Austin you will find Rough Hollow - a resort style community on the prestigious South shore of Lake Travis. Featuring direct lake access, breathtaking Hill Country views and world-class amenities such as the Rough Hollow Yacht Club and Marina, Canyon Grille, miles of hike and bike trails, luxurious pools, gym, pavilion & Highland Village: a water-themed amenities center. Rough Hollow offers an unparalleled lakeside lifestyle close to dining, shopping, golf & tennis. It's all here waiting for you to come live the "Rough Life.

Built in 2012

### Essential Information

ListingFeed	abor_vow
MLS® #	1216633
List Price	\$1,199,999
Sale Price	\$1,217,211
Sale Date	September 14th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	4,584
Acres	0.23
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	301 Aguja Court
Subdivision	Rough Hollow Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78738

## **Amenities**

Utilities	Cable Connected, Electricity Connected, Propane, Phone Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Deck/Porch, Dog Park, Fitness Center, Fishing, Lake, Pet Amenities, Playground, Park, Pool, Planned Social Activities, Restaurant, Airport/Runway, Sport Court(s), Street Lights, Suburban, Sidewalks, Tennis Court(s), Trash Pickup Door to Door, Trails/Paths
Parking	Attached, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills, Panoramic
Waterfront	None

## **Interior**

Interior	Carpet, Tile, Wood
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Cooktop, Dishwasher, Exhaust Fan, Disposal, Microwave, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Refrigerator
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Balcony, Exterior Steps, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Landscaped, Level, Sprinklers Automatic, Trees Medium Size, Views
Windows	Aluminum Frames, Plantation Shutters
Roof	Spanish Tile
Construction	Stone
Foundation	Slab

## **School Information**

District	Lake Travis ISD
Elementary	Serene Hills
Middle	Lake Travis

High

Lake Travis