

\$1,150,000 - 45 Treehaven Court 3, The Hills

MLS® #1234258

\$1,150,000

4 Bedroom, 4.00 Bathroom, 3,937 sqft
Residential on 0.45 Acres

Enclave At Treehaven, The Hills, TX

Resort-style living in the guard-gated community of The Hills of Lakeway, where luxury meets convenience. This lock-and-leave property offers panoramic views of the 10th hole of The Hills Signature golf course, designed by Jack Nicklaus. Situated on a cul-de-sac lot spanning 0.451 acres, this fully detached single-family residence is in a condominium regime with ample space and privacy at 3,937 sqft. Inside you'll find a bright and spacious interior with high ceilings and walls of windows that fill the space with natural light. The living areas boast travertine flooring, crown molding, and Knotty Alder accents that add a touch of warmth. A double-sided wood-burning fireplace serves as a centerpiece between the living and family rooms. Ideally set between the breakfast area and dining room, the kitchen provides an abundance of cabinetry, granite countertops, and built-in appliances. The main level primary suite is a true retreat, offering stunning views of the golf course through mature oak trees. The spa-like bathroom features a jetted tub and a frameless shower, making it the perfect place to unwind. Upstairs, you'll find a large living area, two bedrooms with a Jack and Jill bathroom, and one bedroom with a shared bath. The backyard is a tranquil oasis, where you can relax and enjoy the sweeping views from the covered back patio and lush backyard. The home includes smart home integration with a Control4 Home Smart System, keyless entry, smart garage, smart



irrigation, Ring doorbell/cameras, smart thermostats, and Somfy motorized blinds. The lawn is maintained by the association. The Hills of Lakeway community provides an array of amenities such as sports courts, trails, playground, and parks. All properties in The Hills of Lakeway community have mandatory minimum social membership to Hills Country Club at \$138/month and can be upgraded to include golf, tennis, and fitness. Zoned to highly ranked Lake Travis ISD.

Built in 1999

Essential Information

ListingFeed	abor_vow
MLS® #	1234258
List Price	\$1,150,000
Sale Price	\$1,050,000
Sale Date	June 30th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,937
Acres	0.45
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	45 Treehaven Court 3
Subdivision	Enclave At Treehaven
City	The Hills
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Features	Clubhouse, Community Mailbox, Dog Park, Fitness Center, Golf, Internet Access, Playground, Park, Pool, Restaurant, Sport Court(s), Trails/Paths, Common Grounds/Area, Gated, Planned Social Activities, Tennis Court(s)
Parking	Attached, Driveway, Garage, Door-Single, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Golf Course
Waterfront	None

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Dishwasher, Electric Cooktop, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Double Sided, Family Room, Living Room, Stone
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Sprinklers Automatic, Landscaped, On Golf Course, Private, Trees Large Size, Views
Windows	Blinds, Window Treatments
Roof	Tile
Construction	Masonry, Stone
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Lakeway
Middle	Lake Travis
High	Lake Travis