

\$2,695,000 - 220 Canyon Turn Trail, Austin

MLS® #1260473

\$2,695,000

4 Bedroom, 4.00 Bathroom, 5,309 sqft
Residential on 0.35 Acres

Rough Hollow Sec 07 Amd Of Lts, Austin, TX

This HBA Max award finalist modern transitional style home is a gorgeous abode nestled in the upscale lakeside neighborhood of Waters Edge. Step in and experience this beautiful modern sanctuary crafted with meticulous attention to detail and ultra-luxurious specifications.

From the exterior to the interior, the utmost care and thought has been considered including exterior Milano finish smooth stucco with smooth buff Lueder decorative cladding, high end wrought iron doors and custom-made exterior gas lanterns and sconce lights.

The kitchen is built for a true gourmet and boasts Grey Goose marble counters, and a sub Zero Thermador kitchen package inside; while outside, a Hestan outdoor kitchen package for outdoor entertaining and imported Italian water fixtures.

Delight your guests with wine from the refrigerated wine enclosure, great conversation by the linear Masonite combustible fireplaces or dazzle the senses with the 120" movie screening room.

Unwind and enjoy the Austin weather in all seasons from the heated pool and spa.

Throughout the home, wide plank white oak floors illuminated by LED cove lighting, gorgeous floor to ceiling cabinetry, and smart



home ready details such as Legrand Adorne switches, video conference doorbell system, and hi-fidelity audio systems.

Call it a night in a decadent primary suite featuring two walk in closets (one with a 200 sq ft mirror clad and illuminated shelves). Four luxurious bedrooms and 3 spectacular bathrooms with imported Italian water fixtures. Even your pets will feel at home with the interior pet home and wash shower. Rough Hollow amenities include multiple pools, playgrounds, tennis/basketball courts, paddle boarding, gym, pavilion, and more. Yacht club includes discount at grill and boat slip rental opportunities.

Built in 2021

Essential Information

ListingFeed	abor_vow
MLS® #	1260473
List Price	\$2,695,000
Sale Price	\$2,700,000
Sale Date	August 16th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	5,309
Acres	0.35
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	220 Canyon Turn Trail
Subdivision	Rough Hollow Sec 07 Amd Of Lts
City	Austin

County	Travis
State	TX
Zip Code	78734

Amenities

Utilities	Cable Available, Propane, Sewer Connected, Water Connected, Underground Utilities
Features	Barbecue, Clubhouse, Dog Park, Fitness Center, Game Room, Internet Access, Lake, Playground, Park, Pool, Planned Social Activities, Restaurant, Airport/Runway, Sport Court(s), Street Lights, Sidewalks, Tennis Court(s)
Parking	Circular Driveway, Drive Through, Garage, Lighted, Paver Block
# of Garages	2
Garages	Garage Door Opener
View	Hills, Pool
Waterfront	None
Has Pool	Yes

Interior

Interior	Stone, Wood
Appliances	Built-In Gas Range, Built-In Refrigerator, Down Draft, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Water Heater, Ice Maker, Microwave, Stainless Steel Appliance(s)
Heating	Fireplace(s), Propane
Cooling	ENERGY STAR Qualified Equipment, Multi Units, Zoned
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas, Great Room, Outside, Propane, Stone
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Garden, Lighting, Outdoor Grill, Private Yard
Lot Description	Landscaped, Sprinklers Automatic, Xeriscape
Windows	Double Pane Windows, Insulated Windows, Window Treatments
Roof	Concrete
Construction	Stone, Spray Foam Insulation, Stucco
Foundation	Slab

School Information

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