

# \$1,350,000 - 309 Aguja Court, Lakeway

MLS® #1388348

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## \$1,350,000

4 Bedroom, 3.00 Bathroom, 3,369 sqft  
Residential on 0.18 Acres

Rough Hollow Sec 02, Lakeway, TX

This pristine 4 bedroom, 3 bath home is better than new! Located in the highly sought-after Rough Hollow community, you can find your peaceful abode among the Hill Country. Upon entering, you will be greeted with a gorgeous wall of windows highlighting the amazing view. This spacious, open floor plan exudes sophisticated elegance with custom board and batten wall designs throughout the home. The gorgeous chef's kitchen sparkles and features a large center island overlooking the family room for easy entertainment. The dining room offers an elegant space for formal dinners and the dedicated study is ideal for a work-from-home set up. Downstairs you will find a second living area with wet bar and a breathtaking walk out patio, media room/flex space, and two additional bedrooms. Fabulous Rough Hollow amenities like none other include miles of hike/bike trails, basketball & tennis courts, soccer fields, sand volleyball, a fitness center, a pavilion and lazy river pool with swim up bar, Lake Travis access and marina, Canyon Grille restaurant, close proximity to multiple golf courses and minutes to additional dining and shopping options. Buyer to verify square footage.



Built in 2020

## Essential Information

ListingFeed	abor_vow
MLS® #	1388348

List Price	\$1,350,000
Sale Price	\$1,307,500
Sale Date	July 8th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,369
Acres	0.18
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	309 Aguja Court
Subdivision	Rough Hollow Sec 02
City	Lakeway
County	Travis
State	TX
Zip Code	78738

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Clubhouse, Fitness Center, Lake, Pool, Airport/Runway, Sport Court(s), Tennis Court(s)
Parking	Attached, Driveway, Garage Faces Front
# of Garages	2
View	Hills, Neighborhood
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Exhaust Fan, Microwave, Propane Cooktop, Plumbed For Ice Maker, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Fireplace(s), Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Living Room, Propane, Raised Hearth, Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Lighting, Rain Gutters
Lot Description	Sloped Down
Windows	None
Roof	Tile
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Serene Hills
Middle	Lake Travis
High	Lake Travis