

# \$3,650,000 - 616 Casasanta Trail, Lakeway

MLS® #1465676

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## \$3,650,000

5 Bedroom, 6.00 Bathroom, 5,378 sqft  
Residential on 1.80 Acres

Peninsula at Rough Hollow, Lakeway, TX

Stunning modern Lake Travis waterfront views surround this masterpiece located in The Peninsula of Rough Hollow-Lakeway. 5,378 sf, 5 beds/5.5 bathrooms (1.79AC). See the lake from almost every room, including the huge luxury Master suite! The downstairs features a supersized flex/game room w/full bar + kegerator and office. Outdoor covered living spaces and firepit area surround a resort style pool w/spa, in-water seating and bubblers. Modern finishes, designer lighting, abundant light, large format windows/glass doors, w/ tall ceilings. Wolfe 7 burner range anchors the open kitchen, framed in white quartz counters on an oversized center island. Tray lighting in ceiling and under cabinet lighting provide an elegant soft glow. 3 bedrooms up centered by a secondary living space w/more lake views. The upstairs also features a private gym w padded flooring and mirrored wall. Exquisite craftsmanship and attention to detail are hallmarks of this home built by award winning builder Arbogast Custom Homes. Designed by Geschke Group Architecture. This magnificent home can be sold entirely furnished as shown. The Peninsula is the most exclusive neighborhood in Rough Hollow, with two privacy gates with concierge, private access to a tram with community dock and observation deck. Note the beautiful, lush landscape as you meander down Peninsula Blvd. Residents will receive access to the Rough Hollow Yacht Club & Marina, 22+ miles of hike and bike trails,



water-themed community center, basketball, tennis, and pickleball courts and discounts to the fabulous Canyon Grill restaurant perched over the marina. A new fitness center/gym opened recently as well. Lakeway is an active lifestyle community and golf cart friendly. LTISD schools, HEB, Starbucks, BSW Hospital, restaurants, Lakeway Market, and retail are minutes away. There are 3 marinas in Lakeway, World of Tennis, golf courses and country clubs, gyms, nature hike/bikes trails, community and dog parks, event centers, and MORE!

Built in 2020

### **Essential Information**

ListingFeed	abor_vow
MLS® #	1465676
List Price	\$3,650,000
Sale Price	\$3,650,000
Sale Date	July 3rd, 2024
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,378
Acres	1.80
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	616 Casasanta Trail
Subdivision	Peninsula at Rough Hollow
City	Lakeway
County	Travis
State	TX
Zip Code	78738

## Amenities

Utilities	Electricity Connected, Fiber Optic Available, Propane, Sewer Connected, Water Connected, Underground Utilities
Features	Clubhouse, Fitness Center, Gated, Internet Access, Lake, Pool, Restaurant, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	Attached, Door-Multi, Garage, Golf Cart Garage, Oversized, Garage Faces Side
# of Garages	3
View	Canyon, Hills, Lake, River
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes

## Interior

Interior	Tile, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Double Oven, Dryer, Dishwasher, Electric Oven, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Washer
Heating	Central, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Gas Grill, Rain Gutters, Fire Pit
Lot Description	Landscaped, Level, Sprinklers In Ground, Few Trees, Trees Small Size, Views
Windows	Tinted Windows, Window Treatments
Roof	Metal
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

## School Information

District	Lake Travis ISD
Elementary	Rough Hollow
Middle	Lake Travis
High	Lake Travis