

\$1,299,000 - 77 The Hills Drive, The Hills

MLS® #1506268

\$1,299,000

3 Bedroom, 4.00 Bathroom, 3,542 sqft
Residential on 0.28 Acres

Hills of Lakeway, The Hills, TX

Recently Completed Improvements This property is distinctly located on a private cul-de-sac and serene greenbelt lot, which includes a view of the creek and the 11th green of the Jack Nicklaus-designed private golf course. The 3 bedroom plus 2 study home was designed to immerse the occupants in the full range of environments that the lot offers - creek, golf & wildlife. The upstairs welcomes its owners into a sanctuary that feels like living above the tree canopy. The home has a stunning, sanctuary contemporary style and is located in The Hills, an exclusive, gated community in Lakeway. The home was built with award-winning Venture Four Architects & Artistry Builders and has since been meticulously maintained. Finishes include: maple cabinetry, gallery window walls, new luxury hardwoods, and new carpeting. The kitchen features: bar seating, propane range, double self-cleaning ovens, and oversized cabinet pantry for plenty of storage. The floor-plan has abundant living spaces, 3 bedrooms, 1 study plus a 2nd study/flex room located in the primary suite. The secluded primary suite is a sanctuary for relaxation, rest, and rejuvenation including 2 person jetted tub, sitting area, and an outdoor living area. There is abundant space throughout the home, including: two laundry rooms-a luxury laundry room on the 1st floor plus a laundry room upstairs, walk out attic, storage closets, and built in cabinets throughout. The oversized 2 car garage offers: golf cart parking, large



closet or workshop space, vent for kiln or woodworking shop. and pre-wired for an electric car. Outdoor living areas offer views of the golf courses & greenbelt, from an IPE wood deck, two covered patios, and even room for a negative edge pool! The home is energy efficient with spray foam & low-e windows. The Hills offers its members amenities which include: 4 golf courses, 4 clubhouses with 4 restaurants, indoor & outdoor tennis courts, 22,000 sq/ft athletic center, and new aquatic center!

Built in 2001

Essential Information

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|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 1506268 |
| List Price | \$1,299,000 |
| Sale Price | \$1,240,000 |
| Sale Date | August 15th, 2022 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,542 |
| Acres | 0.28 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

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|-------------|--------------------|
| Address | 77 The Hills Drive |
| Subdivision | Hills of Lakeway |
| City | The Hills |
| County | Travis |
| State | TX |
| Zip Code | 78738 |

Amenities

| | |
|--------------|---|
| Utilities | Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Phone Connected, Sewer Connected, Underground Utilities, Water Connected |
| Features | Common Grounds/Area, Clubhouse, Dog Park, Fitness Center, Fishing, Golf, Game Room, Gated, Internet Access, Playground, Park, Pool, Planned Social Activities, Putting Green, Restaurant, Sauna, Sport Court(s), Storage Facilities, Sidewalks, Tennis Court(s), Trails/Paths |
| Parking | Additional Parking, Door-Single, Driveway, Garage, Kitchen Level, Off Street, Oversized, Garage Faces Side, Storage |
| # of Garages | 2 |
| Garages | Garage Door Opener |
| View | Golf Course, Garden, Creek/Stream, Trees/Woods |
| Waterfront | None |

Interior

| | |
|-----------------|---|
| Interior | Carpet, Laminate, Slate, Tile, Wood |
| Appliances | Built-In Electric Oven, Bar Fridge, Built-In Refrigerator, Convection Oven, Cooktop, Down Draft, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Water Heater, Exhaust Fan, Electric Oven, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Oven, Self Cleaning Oven, Stainless Steel Appliance(s) |
| Heating | Central, Electric, ENERGY STAR/ACCA RSI Qualified Installation, ENERGY STAR Qualified Equipment, Heat Pump, Propane, Zoned |
| Cooling | Central Air, Ceiling Fan(s), Electric, ENERGY STAR Qualified Equipment, Zoned |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | EPA Qualified Fireplace, Gas, Gas Log, Gas Starter, Great Room, Raised Hearth, Stone |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Exterior Steps, Garden |
| Lot Description | Back Yard, Close to Clubhouse, Cul-De-Sac, Sloped Down, Front Yard, Garden, Backs to Greenbelt/Park, Near Golf Course, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Native Plants, Pie Shaped Lot, Private, Many Trees, Steep Slope, Sprinklers |

| | |
|--------------|---|
| | Automatic, Sprinklers In Ground, Sprinklers On Side |
| Windows | Blinds, Double Pane Windows, Insulated Windows, Low Emissivity Windows, Screens, Tinted Windows, Vinyl, Window Treatments |
| Roof | Tile |
| Construction | Glass, Spray Foam Insulation, Stucco |
| Foundation | Slab |

School Information

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| District | Lake Travis ISD |
| Elementary | Lakeway |
| Middle | Hudson Bend |
| High | Lake Travis |