

# \$1,149,000 - 412 Kayak Way, Lakeway

MLS® #1724477

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## \$1,149,000

3 Bedroom, 3.00 Bathroom, 2,232 sqft  
Residential on 0.00 Acres

Westside Landing / Rough Hollow, Lakeway, TX

Welcome to 412 Kayak Way, an incomparable Hill Country villa nestled within fabulous Westside Landing at the prestigious concierge-tended Peninsula in Rough Hollow. Designed by noted architects DJT Design of Boulder, Colorado, 412 Kayak is an elegant single-floor home replete with high-end finishes, soaring ceilings, and countless windows that flood the space with natural light. The amazing great room features 20-foot cathedral ceilings, gleaming wood floors, and a luxury kitchen with custom cabinets and Bertazzoni stainless steel appliances. Sliding glass doors lead from the dining and living areas to a broad covered porch overlooking the sparkling heated swimming pool. Gas cooking, tankless hot water, high-end Andersen windows, a water softening system, sound-insulated bathrooms, extensive wood floors, 8-foot solid-wood doors, custom-fitted closets, and custom garage storage are but a few of the features that make this home so special. Westside Landing is a singularly distinctive enclave of 41 residences at The Peninsula at Rough Hollow, Lakeway's premier residential community. Each home is crafted of limestone, stucco, cedar, and metal roofing to the highest standards of construction and green energy. Westside Landing offers private access to the glorious wooded hiking trails of Rough Hollow, including a path leading to the Lake Travis shore and kayak house. The HOA cares for all grounds, common and private, allowing for an



effortless, lock-and-leave lifestyle. Rough Hollow sits within the acclaimed Lake Travis ISD and offers residents exclusive access to swimming pools, tennis, pickleball, and walking/biking pathways and trails, as well as membership in the Yacht Club and Canyon Grill restaurant. The community is minutes to the Hill Country Galleria, Highway 620 shopping and dining, two HEBs, and Whole Foods. Come visit 412 Kayak, so peaceful yet so close to all that makes Austin so desirable. It's pretty fabulous.

Built in 2019

### Essential Information

ListingFeed	abor_vow
MLS® #	1724477
List Price	\$1,149,000
Sale Price	\$1,140,000
Sale Date	March 31st, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,232
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	412 Kayak Way
Subdivision	Westside Landing / Rough Hollow
City	Lakeway
County	Travis
State	TX
Zip Code	78738-1031

## Amenities

Utilities	Electricity Connected, Fiber Optic Available, Phone Available, Sewer Connected, Water Connected, Underground Utilities, Propane
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Lake, Pool, Sport Court(s), Street Lights, Sidewalks, Tennis Court(s), Trails/Paths, Curbs, Airport/Runway, Property Manager On-Site, Restaurant, Trash Pickup Door to Door
Parking	Attached, Garage Faces Front, Garage, Inside Entrance, Kitchen Level, Door-Multi, Private, Side By Side, Storage
# of Garages	2
Garages	Garage Door Opener
View	Hills, Neighborhood, Panoramic
Waterfront	Lake Privileges
Has Pool	Yes

## Interior

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Convection Oven, Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas Water Heater, Microwave, Plumbed For Ice Maker, Refrigerator, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Double Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Water Heater, Ice Maker, Propane Cooktop
Heating	Central, Electric, Forced Air, Heat Pump
Cooling	Central Air, Ceiling Fan(s), Electric, Heat Pump
# of Stories	1
Stories	One

## Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters, Permeable Paving
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Views
Windows	Aluminum Frames, Blinds, Double Pane Windows, Screens, Window Treatments, Drapes, Insulated Windows
Roof	Metal
Construction	Frame, Masonry, Stone Veneer, Stucco, Wood Siding, Spray Foam Insulation
Foundation	Slab

## School Information

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