

# \$1,075,000 - 16208 Spring Branch Trail, Austin

MLS® #1735788

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## \$1,075,000

3 Bedroom, 2.00 Bathroom, 2,548 sqft  
Residential on 0.83 Acres

Stewart BK, Austin, TX

Welcome to your laid-back Lake Travis retreat! It's a true entertainer's dream home radiating warmth and charm creating an inviting atmosphere throughout. Enjoy stunning views of Lake Travis from every angle, providing a serene backdrop for daily living or for a weekend of fun with family and friends. Situated on approximately 100 feet of waterfront, this property offers easy access to the water with its boat dock, jet ski slip, and lift. Oversized windows adorn the home, framing picturesque vistas of the lake and Texas Hill Country. Nestled within a gated, private driveway, experience tranquility and security in this idyllic setting. Inside, beautiful Hickory flooring compliments modern amenities, the neutral color scheme, and the incredible natural light of this tastefully renovated lake house. The updated kitchen features Quartz counters, custom cabinetry, all stainless appliances and storage galore. The Chef will love cooking and entertaining while taking in those amazing views. Bring on the guests to enjoy the nearly 1200 square feet of Trex Decking and multiple levels of vantage points. Experience the essence of a private resort lifestyle, all within a convenient 10-minute drive to Lakeway's shopping and dining hub. Take advantage of nearby amenities, such as Sundancer Grill and the Sail and Ski Yacht Club, just a stroll away. Located in the highly acclaimed Lake Travis ISD with a low tax rate of 1.6, this unique waterfront find is ideal as your primary residence or with short-term



rentals allowed, provides flexibility as a second home or investment property. Come experience Lake Travis living. Come home to 16208 Spring Branch Trail.

Built in 1970

### Essential Information

ListingFeed	abor_vow
MLS® #	1735788
List Price	\$1,075,000
Sale Price	\$1,043,000
Sale Date	May 10th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,548
Acres	0.83
Year Built	1970
Type	Residential
Sub-Type	Single Family Detached
Status	Closed

### Community Information

Address	16208 Spring Branch Trail
Subdivision	Stewart BK
City	Austin
County	Travis
State	TX
Zip Code	78734

### Amenities

Utilities	Cable Available, Electricity Connected, Propane, Phone Available, Water Connected
Features	Lake
Parking	Additional Parking, Asphalt, Door-Multi, Driveway, Detached, Electric Gate, Garage, Gated, Kitchen Level, Garage Faces Side
# of Garages	2
View	Lake, Marina, Panoramic, Water

Is Waterfront	Yes
Waterfront	Lake Front

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Electric Oven, Convection Oven, Dishwasher, Exhaust Fan, Disposal, Microwave, Propane Cooktop, Plumbed For Ice Maker, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Dock, Exterior Steps, Lighting, Private Yard
Lot Description	Agricultural, Bluff, Back Yard, Sloped Down, Front Yard, Gentle Sloping, Few Trees, Trees Medium Size, Views
Windows	Aluminum Frames, Double Pane Windows, Screens
Roof	Metal
Construction	Stone, Wood Siding
Foundation	Slab

### **School Information**

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