

\$3,999,000 - 1704 Lake Shore Drive, Austin

MLS® #1794180

\$3,999,000

4 Bedroom, 6.00 Bathroom, 5,542 sqft
Residential on 0.23 Acres

Laguna Loma Sec 02, Austin, TX

FORM AND FUNCTION. Welcome to Laguna Loma, the prestigious Lake Austin neighborhood on the banks of Bee Creek. Approach the grand entry of this striking home from cobblestone walkways edged in carbon-neutral groundcover, and step into elegant luxury. The daylight flows freely through the home's panoramic glass walls and drench the neutral backdrop and marble to create a seamless transition from the outdoors in. Custom details accentuate every space: an intimate sitting room bookended by exquisite feature walls; an executive office wrapped in handcrafted wood cabinetry; a superb gourmet kitchen with every convenience; and entertaining spaces befitting a great time with family and friends.

PANORAMIC CREEK AND LAKE VIEWS. Wake each morning to breathtaking views of the tree-filled canopy, Lake Austin, and downtown skyline beyond. Throughout the home's fluid floorplan are thoughtfully designed seating and work areas that render similar views, offering residents a respite. Outdoors, stunning hardscapes envelop the modern hillside retreat. Lounge in the shade on one of the flagstone patios or rich redwood decks while you survey the natural beauty around you. Weekends on the lake start at the home's private dock, equipped with a large party deck, shaded slip, and private boat lift. CAPTIVATING PRIVATE SPACES. The expansive owner's suite is an opulent living area on its own. Flowing seamlessly



from the sitting room is a luxurious ensuite with multiple built-in dressers, shower, and relaxing soaking tub. Throughout the home, three fireplaces—one alfresco—provide cozy ambiance on long winter nights and provide plenty of private space for guests. Guests can enjoy access to the private HOA waterfront park. Co-Listed with Danielle Kasling. 24 Hour Advance Showing Notice. Inquire with Listing Agent for exclusions. Co-listed with Danielle Marcum Kasling. MORE at LakeShoreWaterfront.com

Built in 1984

Essential Information

ListingFeed	abor_vow
MLS® #	1794180
List Price	\$3,999,000
Sale Price	\$4,400,000
Sale Date	December 15th, 2021
Bedrooms	4
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,542
Acres	0.23
Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1704 Lake Shore Drive
Subdivision	Laguna Loma Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78746

Amenities

Utilities	Electricity Available, Natural Gas Available, Water Available
Features	Park
Parking	Attached, Garage
# of Garages	2
View	City, Lake, Water
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes

Interior

Interior	Carpet, Stone, Wood
Appliances	Built-In Range, Built-In Refrigerator, Dishwasher, Disposal, Ice Maker, Oven
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Living Room
Stories	Three Or More

Exterior

Exterior Features	Balcony, Boat Slip, Dock, Exterior Steps
Lot Description	Cul-De-Sac, Sloped Down
Windows	Window Treatments
Roof	Metal
Construction	Stone, Stucco
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Bridge Point
Middle	Hill Country
High	Westlake