

\$1,399,900 - 904 Bristol Creek Bend, Lakeway

MLS® #1885635

\$1,399,900

5 Bedroom, 5.00 Bathroom, 4,741 sqft
Residential on 0.40 Acres

Rough Hollow- Las Brisas, Lakeway, TX

Welcome to your new life of luxury living in Rough Hollow's Las Brisas neighborhood. Prepare to be impressed by this stunning new Drees Custom Home, where every detail has been thoughtfully designed to exceed your expectations. Step inside the grand entrance and immediately be captivated by the beauty of the Colinas 2 floor plan. The exquisite white oak hardwood flooring, meticulously crafted with utmost care, flows seamlessly throughout the home, adding an unparalleled sense of warmth and elegance. Marvel at the sleek and modern quartz countertops that adorn the gourmet kitchen, perfectly complemented by the professional stainless appliances that will inspire the chef within you. Entertain with style in both the formal and informal dining areas, providing the perfect setting for intimate gatherings or lavish celebrations. Need a quiet space to work or study? The separate office is the ideal retreat to focus and be productive. Unwind in the oversized owner's suite, a true sanctuary of relaxation and the sumptuous spa bath beckons you with its oversized shower and luxurious freestanding bathtub, creating a haven of tranquility. In addition, a separate en-suite guest room on the first floor offers privacy and comfort for overnight visitors. Upstairs, discover three more spacious bedrooms and the games area and large theatre room provide endless options for entertainment and creating lasting memories. Step out onto the oversized covered outdoor living area, complete with a built-in grill and



sink. With a nice heritage oak treed home site, there's even room for a pool to complete your dream outdoor oasis. Beyond the walls of this magnificent home, Rough Hollow offers a plethora of exceptional amenities. Enjoy access to the Yacht Club & Marina, a vibrant gathering place complete with a resort-style pool, stunning lake views, and a state-of-the-art fitness center. The community also features beautifully landscaped parks, scenic hiking-biking trails, and top-rated schools.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	1885635
List Price	\$1,399,900
Sale Price	\$1,250,000
Sale Date	January 24th, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,741
Acres	0.40
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	904 Bristol Creek Bend
Subdivision	Rough Hollow- Las Brisas
City	Lakeway
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Cable Available, Electricity Connected, Propane, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Fishing, Internet Access, Kitchen Facilities, Lake, Pet Amenities, Playground, Park, Property Manager On-Site, Pool, Planned Social Activities, Restaurant, Sport Court(s), Street Lights, Sidewalks, Tennis Court(s), Trash Pickup Door to Door
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Inside Entrance, Kitchen Level, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Neighborhood
Waterfront	Lake Privileges

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, Electric Oven, Disposal, Gas Water Heater, Microwave, Propane Cooktop, Plumbed For Ice Maker, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Exhaust Fan, Forced Air, Fireplace(s), Propane, Zoned
Cooling	Central Air, Ceiling Fan(s), Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Propane
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Gas Grill, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Moderate Trees, Private, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Small Size
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows, Screens, Vinyl
Roof	Composition, Shingle
Construction	Attic/Crawl Hatchway(s) Insulated, Frame, Glass, HardiPlank Type, ICAT Recessed Lighting, Masonry, Concrete, Stone, Stucco

Foundation Slab

School Information

District Lake Travis ISD

Elementary Rough Hollow

Middle Lake Travis

High Lake Travis