

# \$1,200,000 - 9414 Rolling Hills Trail, Lago Vista

MLS® #2187925

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## \$1,200,000

2 Bedroom, 2.00 Bathroom, 5,725 sqft  
Residential on 0.21 Acres

Lago Vista Bar-K Airport, Lago Vista, TX

If you like to fly, this place is magic. This custom, fly-in hangar home in the Texas Hill Country captures all the romance & wonder of aviation in a sleek-yet-cozy two-story residence featuring open-concept living, a hangar that can accommodate multiple aircraft & an observation deck overlooking the runway for endless hours of gazing skywards. The cool-factor is through the roof and to top it off, this exceptional home is fully furnished & move-in ready. This home can be used as one primary residence or two since the first floor can function as a stand-alone studio apartment with private entrance. The spacious hangar comes with epoxied floor, built-in shelving & a custom spiral staircase that leads to a covered observation deck overlooking the runway. The main living/kitchen/dining area is on the expansive second floor - featuring extra high ceilings w/ exposed air ducts, ample windows & low-maintenance laminate flooring. The kitchen wows with an over-sized island, abundant cabinetry & high-end appliances. A dramatic catwalk connects the living area w/ the deck that extends the length of the hangar & overlooks the runway. A large back balcony overlooks a wooded nature preserve - ideal for grilling and chilling. The spacious primary bedroom & bath are just off the main living area & feature high ceilings, luxurious oversized soaking tub, huge walk-in closet w/ custom shelving & a bonus storage room. The warm & clubby first-floor flex space includes a full kitchen with leathered granite countertops,



a spacious living/kitchen/sleeping combo area, stained & sealed concrete floors and a full bath with rich wood & black tile. The property is zoned commercial & may be used as a homestead, possibly for short-term rental, or commercially. The LV Rusty Allen Airport (Airport Code: KRWY) is a municipal airport with no dirt leases. The airport also has two aircraft mechanics on the field, an on-site fueling station & a pilot's lounge with 24-hour access & courtesy car.

Built in 2016

### Essential Information

ListingFeed	abor_vow
MLS® #	2187925
List Price	\$1,200,000
Sale Price	\$1,400,000
Sale Date	March 3rd, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	5,725
Acres	0.21
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	9414 Rolling Hills Trail
Subdivision	Lago Vista Bar-K Airport
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

### Amenities

Utilities Cable Available, Electricity Available, High Speed Internet Available,

Sewer Available, Water Available

Features Bar/Lounge, Maintenance On-Site, Airport/Runway, Car Share Available  
Parking Attached, Garage  
# of Garages 2  
Garages Garage Door Opener  
View Hills, Panoramic  
Waterfront None

### **Interior**

Interior Concrete, Vinyl  
Appliances Convection Oven, Dryer, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Microwave, Oven, Refrigerator, Washer, Wine Cooler  
Heating Central, Electric  
Cooling Central Air, Electric  
# of Stories 2  
Stories Two

### **Exterior**

Exterior Features Balcony, Lighting  
Lot Description Private  
Windows Screens, Window Coverings  
Roof Metal  
Construction Metal Siding, Spray Foam Insulation, See Remarks  
Foundation Slab

### **School Information**

District Lago Vista ISD  
Elementary Lago Vista  
Middle Lago Vista  
High Lago Vista