

\$1,777,000 - 18302 Austin Boulevard, Lago Vista

MLS® #2500570

\$1,777,000

4 Bedroom, 5.00 Bathroom, 4,674 sqft
Residential on 4.06 Acres

Lakeshore Ranch 01 Resub, Lago Vista, TX

Magnificent Sunrise Cove estate, in the waterfront community of Lakeshore Ranch. Situated on over 4 acres, this gated property is tucked away at the end of a quiet cove. A lush spring-fed creek flows through the middle of the property, into Lake Travis. Enjoy interior panoramic views from your expansive veranda overlooking your private backyard oasis. This custom estate was designed for entertaining and indoor/outdoor living, with two large patios, one includes a custom fountain with cedar swings and the other includes a large firepit, handmade smoker & a pond. Warm and inviting finishes throughout including vaulted ceilings, fireplace in the family room & Alderwood cabinetry in the open kitchen. The oversized center island, equipped with a built-in wine fridge, opens up to the breakfast area overlooking Lake Travis. On the main level, you'll find a dedicated office with dual glass-paned french doors, and a secondary bedroom that can double as another office. The primary bedroom is on the main level and features a vaulted ceiling, doors that open to the covered veranda with lake views, a very spacious walk-in closet with built-ins, and a large bathroom equipped with double vanities and a walk-in shower with dual showerheads. Both downstairs secondary bedrooms have en-suite bathrooms that open into a center family room. 3 living areas include a formal living, family room, and an upstairs flex /media room with a wet bar and ensuite bath, which could alternatively be used



as additional living quarters. 3 car garage, a separate 1,017 sq ft RV / Boat garage that can double as a workshop with potential for additional living quarters, and a circular driveway. Lakeshore Ranch offers a private boat ramp. Exemplary Lake Travis ISD. Tax Rate 1.88 & voluntary HOA is \$50 per lot, per year. Great as a Short-Term Rental investment.

Built in 2007

Essential Information

ListingFeed	abor_vow
MLS® #	2500570
List Price	\$1,777,000
Sale Price	\$1,700,000
Sale Date	September 27th, 2021
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	4,674
Acres	4.06
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	18302 Austin Boulevard
Subdivision	Lakeshore Ranch 01 Resub
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Cable Connected, Electricity Connected, Propane, Other, Phone Connected, Sewer Not Available, Underground Utilities, Water Connected
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Features	Barbecue, Game Room, Gated, Lake, Storage Facilities
Parking	Attached, Circular Driveway, Concrete, Door-Multi, Drive Through, Driveway, Detached, Electric Gate, Garage, Gated, Oversized, Paved, Private, RV Garage, RV Access/Parking, Garage Faces Side, Secured, Guest
# of Garages	4
Garages	Garage Door Opener
View	Lake, Panoramic, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Creek, Lake Front, Stream, Waterfront

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Disposal, Wine Refrigerator
Heating	Central, Propane
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Living Room
Stories	Three Or More

Exterior

Exterior Features	Balcony, Barbecue, Gas Grill, Outdoor Grill
Lot Description	Sloped Down, Garden, Gentle Sloping, Irregular Lot, Many Trees, Steep Slope, Trees Large Size, Views
Windows	Double Pane Windows, Solar Screens
Roof	Composition, Shingle
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

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