

# \$2,395,000 - 414 Tempranillo Way, Lakeway

MLS® #2624715

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## \$2,395,000

5 Bedroom, 7.00 Bathroom, 4,778 sqft  
Residential on 0.30 Acres

Lakeway Highlands Ph 1 Sec 7a, Lakeway, TX

Impeccable Gem sitting on the beautiful Canyons, an Outdoor Restort! Rough Hollow beauty in high demand Lakeside backing to the Canyons and Hill Country views from the private outdoor oasis! This impeccable Lakeway Hills estate offers hard-to-find quality & a fabulous open floorplan that incorporates 5 bedrooms, 5 full and 2 half bathrooms, 4 living areas, and a dreamy backyard that you'll never want to leave. The grand entry and spiral wrought iron staircase welcome you inside the home and lead you to the main living room featuring a soaring ceiling accentuated with wood beams, a gas log fireplace, & picturesque windows overlooking the Hill Country. The living room is open to an elegant formal dining room, as well as a large breakfast room, and the chef-inspired kitchen appointed with a large center island and breakfast bar, two-tone cabinetry, a beautiful mixture of quartz and granite countertops, commercial-grade appliances, and butler's pantry with a beverage refrigerator. The primary suite is a haven of relaxation, featuring warm hardwood flooring, a coved ceiling, a sitting area, a huge walk-in closet, and a tranquil en-suite featuring granite-topped vanities, a frameless walk-in shower, and a soaking tub. The main floor also incorporates a dedicated study with french doors and a guest room with a private bath. The second floor offers tons of space for sleep and play, including a large game room complete with a wet bar, a true media room, and three



additional en-suite bedrooms - all with walk-in closets! Enjoy a nightcap while embracing the spectacular sunset views while relaxing under the patio by the outdoor fireplace, or spend your days off relaxing in the refreshing pool/spa. The backyard offers green space for children to play, a built-in gas grill, and ultimate privacy from the greenbelt. Located in popular Rough Hollow which has amenities including the Rough Hollow Marina on Lake Travis, Gym, Rough Hollow restaurant, trails, & more. Lake Travis ISD.

Built in 2015

### Essential Information

ListingFeed	abor_vow
MLS® #	2624715
List Price	\$2,395,000
Sale Price	\$2,350,000
Sale Date	May 11th, 2022
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	4,778
Acres	0.30
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	414 Tempranillo Way
Subdivision	Lakeway Highlands Ph 1 Sec 7a
City	Lakeway
County	Travis
State	TX
Zip Code	78738

## Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, High Speed Internet Available, Phone Connected, Sewer Connected, Water Connected
Features	Park, Restaurant, See Remarks, Trails/Paths
Parking	Attached, Door-Multi, Driveway, Garage Faces Front, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Park/Greenbelt, Hills
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s), Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside, Wood Burning
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Landscaped, Private, Views
Windows	Double Pane Windows, Plantation Shutters
Roof	Composition, Shingle
Construction	Stone, Stucco
Foundation	Slab

## School Information

District	Lake Travis ISD
Elementary	Rough Hollow
Middle	Lake Travis
High	Lake Travis