

# \$1,399,000 - 14003 Fm 2769, Leander

MLS® #3013687

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## \$1,399,000

3 Bedroom, 4.00 Bathroom, 3,083 sqft  
Residential on 1.42 Acres

Cypress Acres A-D, Leander, TX

Beautifully positioned on over 1.4 acres overlooking Lake Travis, this spectacular WATERFRONT home offers commanding views and captivating sunsets! Walls of glass, soaring ceilings, abundant natural light, and an expansive deck make this unique 3-bedroom home the perfect private retreat or weekend getaway. The beautiful park-like backyard features a path down to the lake and your very own private boat dock! Truly a sight to behold with its breathtaking views, impeccable detailing, and fantastic living spaces designed to take in the amazing views of the lake and hill country. The massive open floor plan features custom craftsmanship throughout including beamed ceilings, large expanse of glass, neutral designer paint colors, and custom built-ins. You'll never miss the party in the Chef's gourmet kitchen with wrap-around service bar, stainless steel appliances and pantry - all overlooking the family room and dining area and of course the magnificent views! The master suite upstairs offers a double-vanity bath, separate shower and large walk-in closet. All bedrooms have their own private bath. With an additional living area upstairs, and numerous balconies, you'll again enjoy stellar views from this timeless abode. The unique walk-out basement with its own bath has endless possibilities as a media room, office, or separate suite. Conveniently located on Lake Travis with close proximity to Downtown Austin, prime shopping, restaurants and entertainment. Come enjoy this stunning



hill country sanctuary in the highly-acclaimed Leander ISD. One visit and you are home! Check out <https://bit.ly/14003FM2769-3D> for the 3D virtual walkthrough.

Built in 1996

### Essential Information

ListingFeed	abor_vow
MLS® #	3013687
List Price	\$1,399,000
Sale Price	\$1,325,000
Sale Date	September 30th, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	3,083
Acres	1.42
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	14003 Fm 2769
Subdivision	Cypress Acres A-D
City	Leander
County	Travis
State	TX
Zip Code	78641

### Amenities

Utilities	Cable Available, Electricity Connected
Features	None
Parking	Attached, Door-Single, Driveway, Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills, Lake, Panoramic, River
Is Waterfront	Yes

Waterfront Waterfront

### **Interior**

Interior Carpet, Tile

Appliances Built-In Oven, Cooktop, Dishwasher, Exhaust Fan, Electric Oven, Electric Water Heater, Disposal, Microwave, Range, Self Cleaning Oven, Stainless Steel Appliance(s)

Heating Central, Electric

Cooling Central Air, Ceiling Fan(s), Electric

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room, Wood Burning

Stories Three Or More

### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Sprinklers Automatic, Trees Large Size, Trees Medium Size

Windows Window Treatments

Roof Composition

Construction Frame, Stucco

Foundation Slab

### **School Information**

District Leander ISD

Elementary Grandview Hills

Middle Four Points

High Vandegrift