

\$2,300,000 - 9608 Ranchland Hills Boulevard, Jonestown

MLS® #3493586

\$2,300,000

3 Bedroom, 3.00 Bathroom, 4,000 sqft
Residential on 1.14 Acres

Ranchland Hills, Jonestown, TX

An idyllic haven where discerning individuals can savor a life of refined luxury, surrounded by the natural beauty of Lake Travis & the Hill Country. Indulge in an exceptional living experience nestled in the prestigious "Hollywood Hills" of North Lake Travis in Austin, Texas.

As you step into its grandeur, the vast open spaces illuminated by custom lighting immediately envelop you in a sense of luxury & elegance.

This exclusive property is an entertainer's dream, featuring a state-of-the-art media room equipped with surround sound & large screen TV, a pool table room, cocktail room and dart board. Two bedrooms down, one with a versatile Murphy bed, doubles as an office. Also a flex room that is currently a gym. An elevator connects the oversized garage to the main living space for seamless transitions. Here, the heart of the home awaits, with a meticulously designed kitchen, huge living area, & primary suite that exudes sophistication. The huge outdoor covered deck beckons, where outdoor living reaches new heights: hot tub, bar seating, full couch with entertainment setup, along with a fully equipped kitchen conveniently connected to the butler's pantry, fridge, & main kitchen. The indoor kitchen exudes a luxurious charm, showcasing gold accents on white tile accents & high gloss white lacquered upper cabinets. Bright & airy, the living room offers a seamless indoor/outdoor experience through



commercial-grade floor-to-ceiling windows & doors that provide captivating views high above Lake Travis. The primary suite is a haven of relaxation, featuring a wet, coffee, & wine bar, as well as a makeup station doubling as an office/desk space.

Escape within the grand tub & spacious walk-in shower, complemented by the primary closet complete with an island of cabinetry, abundant built-ins, & a dedicated washer/dryer. Welcome home!

Built in 2020

Essential Information

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|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 3493586 |
| List Price | \$2,300,000 |
| Sale Price | \$2,300,000 |
| Sale Date | September 15th, 2023 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 4,000 |
| Acres | 1.14 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

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|-------------|--------------------------------|
| Address | 9608 Ranchland Hills Boulevard |
| Subdivision | Ranchland Hills |
| City | Jonestown |
| County | Travis |
| State | TX |
| Zip Code | 78645 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Connected, Sewer Connected, Water Connected, Underground Utilities |
| Features | Common Grounds/Area, Community Mailbox, Trails/Paths |
| Parking | Door-Single, Garage, Oversized, Garage Faces Side |
| # of Garages | 3 |
| View | Hills, Lake, Panoramic |
| Waterfront | See Remarks |
| Has Pool | Yes |

Interior

| | |
|--------------|--|
| Interior | Tile, Vinyl |
| Appliances | Built-In Electric Oven, Convection Oven, Cooktop, Double Oven, Dishwasher, Exhaust Fan, Disposal, Induction Cooktop, Microwave, Oven, Stainless Steel Appliance(s) |
| Heating | Central |
| Cooling | Central Air, Ceiling Fan(s) |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Barbecue, Lighting, Private Yard, Rain Gutters |
| Lot Description | Bluff, Cul-De-Sac, Backs to Greenbelt/Park, Views |
| Windows | Double Pane Windows, See Remarks, Window Treatments |
| Roof | Composition, Shingle |
| Construction | Brick, Stucco |
| Foundation | Slab |

School Information

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|------------|----------------|
| District | Lago Vista ISD |
| Elementary | Lago Vista |
| Middle | Lago Vista |
| High | Lago Vista |