

\$1,199,000 - 347 Venture Boulevard S, Point Venture

MLS® #3686907

\$1,199,000

4 Bedroom, 3.00 Bathroom, 3,000 sqft
Residential on 0.85 Acres

Point Venture Sec 01, Point Venture, TX

RARE opportunity to own WATERFRONT property, right on the shores of Lake Travis! Perched on a bluff, with magnificent views, this large lot sprawls into the water. Well-sized, wide-open floor plan with large rooms and excellent storage, there are 2 large living areas, 4 bedrooms, 3 full baths, a large back deck, an expansive balcony to take in the south/ eastern views, and a lower patio with steps down to the water. Eligible for Short Term Rentals and Airbnb, the popular Point Venture community has incredible amenities including a floating restaurant and marina, a 56-acre lakefront park with boat launch, a 9-hole golf course, pickleball, tennis, pool, gym, and library. See this amazing property quick, Open Houses are scheduled throughout Memorial Day weekend!



Built in 1985

Essential Information

ListingFeed	abor_vow
MLS® #	3686907
List Price	\$1,199,000
Sale Price	\$1,325,000
Sale Date	July 7th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,000

Acres	0.85
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	347 Venture Boulevard S
Subdivision	Point Venture Sec 01
City	Point Venture
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Fitness Center, Golf, Lake, Playground, Park, Pool, Restaurant, Sport Court(s)
Parking	Attached, Circular Driveway, Garage Faces Front
# of Garages	2
View	Lake, Water
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront

Interior

Interior	Carpet, Tile
Appliances	Built-In Oven, Cooktop, Electric Oven, Disposal
Heating	Central
Cooling	Attic Fan, Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	See Remarks
Lot Description	Bluff, Sloped Down, Gentle Sloping, Trees Large Size
Windows	Blinds

Roof	Composition
Construction	Stone, Wood Siding
Foundation	Slab

School Information

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