

# \$1,895,000 - 1302 Sparrow Lane, Lakeway

MLS® #3749145

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## \$1,895,000

4 Bedroom, 3.00 Bathroom, 2,705 sqft  
Residential on 1.98 Acres

Cardinal Hills Unit 07, Lakeway, TX

Acreage in Lakeway! Beautiful 4br 3bath home with large 2400sf shop/barn on 2 acres backing a 2000 acre preserve. This home was custom built by award winning Laurel Haven homes and features many details that are sure to impress. Among its many amenities, this 100% LED lit home is wired and able to run off a stand alone dual fuel generator, so with a full propane tank/gas you can live comfortably for months fully independent. The kitchen/main living area boasts tall ceilings, doors and stunning raw structural wood beams. The quartz countertops/island and stainless appliances/sinks/wine chiller deliver beautiful accents to the home. Large alder custom tannin aged cabinets with under cabinet lighting/plugs offer more than adequate storage space. The house comes wired for internet/speakers/cable in every room and an in-wall TV surround sound system delivers fantastic sound quality for your entertainment. The attached garage is extra wide/tall for larger vehicles. There is bonus attic space for future expansion. This oversized property comes with vast amounts of parking for extra cars, RV's etc. The multi-purpose building is 2400sf (40x60x14). For any car guru it provides an excellent space for storage of cars and a hydraulic lift for service. There are numerous mature oak trees on this spacious property. Relax by the firepit under the upper large oak tree canopy or swing in the hammock under the lower oak tree canopy while taking in the views of the valley below.



Build another home/pool on the back acre or expand your home business with a gym/auto-workshop. Property is close to HEB grocery, top rated Lake Travis schools, and delicious restaurants/bars. 20 miles to downtown Austin, 14 to the Domain, and 26 to the airport. Any owner of this home can enjoy the serenity of the Green Belt Views as well as the convenience/amenities of the city. Email listing agent for drone footage and more info!

Built in 2015

### Essential Information

ListingFeed	abor_vow
MLS® #	3749145
List Price	\$1,895,000
Sale Price	\$1,875,000
Sale Date	February 24th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,705
Acres	1.98
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1302 Sparrow Lane
Subdivision	Cardinal Hills Unit 07
City	Lakeway
County	Travis
State	TX
Zip Code	78734

### Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Sewer Not Available,
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	Water Connected
Features	See Remarks
Parking	Additional Parking, Attached, Carport, Drive Through, Driveway, Detached, Garage, Gravel, Inside Entrance, Kitchen Level, RV Garage, RV Carport, RV Access/Parking, Garage Faces Side, See Remarks, Storage, Workshop in Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills
Waterfront	See Remarks

### **Interior**

Interior	Carpet, Concrete
Appliances	Built-In Range, Built-In Gas Oven, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Convection Oven, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Built-In Freezer, Disposal, Gas Water Heater, Microwave, Wine Refrigerator
Heating	Central, Fireplace(s), Propane
Cooling	Central Air, Ceiling Fan(s), Electric, ENERGY STAR Qualified Equipment, Multi Units, See Remarks, Whole House Fan
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Dog Run, Exterior Steps, Lighting, See Remarks
Lot Description	Back Yard, Backs to Greenbelt/Park, Gentle Sloping, Landscaped, Moderate Trees, Sprinklers Automatic, See Remarks, Trees Medium Size, Views
Windows	Aluminum Frames, Blinds, ENERGY STAR Qualified Windows
Roof	Metal
Construction	HardiPlank Type, Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Lakeway
Middle	Lake Travis

High

Lake Travis