

# \$1,599,999 - 52 Cottondale Road, The Hills

MLS® #3769973

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## \$1,599,999

4 Bedroom, 4.00 Bathroom, 3,661 sqft  
Residential on 0.30 Acres

Hills Lakeway, The Hills, TX

Rare opportunity to own custom new build in The Hills of Lakeway. Beautiful 2 story, 4bd/3.5ba, 3,661sf, with vaulted ceilings and bright open floor plan. Main level features dedicated office and dining area off entry, open kitchen, breakfast nook, living room with fireplace, large pantry and laundry room, mud room, half bath, and primary bedroom with walk-in shower and closet. Second floor includes 3 large bedrooms each with walk in closets, the 2nd and 3rd bedroom share Jack and Jill bath, and 4th bed has its own private ensuite. Enjoy Texas sunsets from your private covered back patio with no rear neighbors. The Hills amenities feature guarded gates, golf course, sports courts, pool, and playground. Located in LTISD, convenient to Bee Cave Galleria and Lake Travis.



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	3769973
List Price	\$1,599,999
Sale Price	\$1,550,000
Sale Date	October 20th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	3,661
Acres	0.30
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	52 Cottondale Road
Subdivision	Hills Lakeway
City	The Hills
County	Travis
State	TX
Zip Code	78738

### **Amenities**

Utilities	Cable Available, Electricity Connected, Phone Available, Sewer Connected, Water Connected
Features	Fitness Center, Golf, Gated, Playground, Park, Pool, Tennis Court(s)
Parking	Attached, Garage, Garage Faces Side
# of Garages	2
View	Hills, Neighborhood
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Cooktop, Double Oven, Dishwasher, Electric Oven, Electric Water Heater, Disposal, Microwave, Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Living Room, See Remarks
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Trees Medium Size

Windows	Double Pane Windows
Roof	Metal
Construction	Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Lakeway
Middle	Hudson Bend
High	Lake Travis