

\$1,395,000 - 306 Bisset Court, Austin

MLS® #3971389

\$1,395,000

4 Bedroom, 4.00 Bathroom, 3,721 sqft
Residential on 0.28 Acres

Rough Hollow- The Bluffs, Austin, TX

Hill Country soft modern home is a true escape in the active Lake Travis custom home community of the Bluffs at Rough Hollow. This former 2010 HBA Parade show home blends seamlessly into a private back yard with waterfall and spa with room for a pool. Upon entering the private courtyard with paver walkway and iron door entry, you feel a sense of calm and relaxation. Transitional architectural details enhance the dramatic ceiling and custom lighting treatments throughout. Grand palatial living areas with a massive kitchen open to thirty-foot-tall cathedral living area, informal dining, formal dining with dry bar and butler's pantry. Covered outdoor living area with TV, fireplace, grill, and spa. Custom shaker style cabinets with dramatic natural stone countertops are enhanced by professional stainless appliances and timeless travertine floors. Massive pantry with bill payers' area conveniently located off kitchen. Private master wing with thoughtfully designed closet and elegant master bath. Private office or first floor guest suite with bath has separate entrance and opens to private courtyard area. Upstairs living area with balcony, automated screen and video projector, convenience bar, and two en-suite bedrooms. All finishes and treatments are of high order and Control 4 home automation will surely impress. Custom window treatments convey. Spa currently is not heated but heater can be installed. The Bluffs are ideally positioned for living



convenience only minutes from the Rough Hollow Marina, Canyon Grille, gyms, the shopping and dining centers, and exemplary Lake Travis schools. Community has onsite marina and restaurant, 4 pools with lazy river, an 18+ only pool, sport pool, and pool with food and bar service, play scape, pet, and park areas, tennis, pickle, bocce, and basketball courts, dog park, soccer fields, two pavilions, 23 miles of hike and bike trails, stand up paddle boards, kayaks, ship store, onsite activity and HOA director.

Built in 2010

Essential Information

ListingFeed	abor_vow
MLS® #	3971389
List Price	\$1,395,000
Sale Price	\$1,525,000
Sale Date	March 23rd, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,721
Acres	0.28
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	306 Bisset Court
Subdivision	Rough Hollow- The Bluffs
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Cable Available, Cable Connected, Electricity Available, Fiber Optic Available, Natural Gas Not Available, High Speed Internet Available, Propane, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Features	None, Curbs
Parking	Attached, Door-Multi, Driveway, Garage, Inside Entrance, Kitchen Level, Paver Block, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	Lake Privileges

Interior

Interior	Carpet, Stone, Wood
Appliances	Built-In Oven, Built-In Refrigerator, Double Oven, Dishwasher, Free-Standing Gas Range, Freezer, Disposal, Gas Range, Gas Water Heater, Ice Maker, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Cooler, Wine Refrigerator
Heating	Ceiling, Central, Exhaust Fan, Forced Air, Fireplace(s), Propane, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Gas Grill, Outdoor Grill, Permeable Paving, Private Yard, Rain Gutters, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, Near Golf Course, Interior Lot, Landscaped, Level, Moderate Trees, Native Plants, Rock Outcropping, Sprinklers Automatic
Windows	Blinds, Double Pane Windows, Drapes, Insulated Windows, Low Emissivity Windows, Solar Screens, Vinyl, Window Coverings, Window Treatments
Roof	Foam, Metal
Construction	Attic/Crawl Hatchway(s) Insulated, Frame, Glass, HardiPlank Type, Masonry, Stone Veneer, Spray Foam Insulation, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Serene Hills
Middle	Lake Travis
High	Lake Travis