

\$1,700,000 - 108 Marina View Way 5, Lakeway

MLS® #4054509

\$1,700,000

4 Bedroom, 5.00 Bathroom, 4,258 sqft
Residential on 0.00 Acres

Rough Hollow- Lake Ridge, Lakeway, TX

Welcome to 108 Marina View Way, an unparalleled Spanish-inspired custom home in the prestigious gated Lake Ridge community of Rough Hollow. Nestled in the scenic Texas Hill Country, this 4,258 sq ft masterpiece boasts breathtaking lake and marina views and immediate access to the Canyon Grille, fitness center and marina. The exterior exudes sophistication with white stucco, rich sandstone accents, and a terracotta tile roof, complemented by meticulously landscaped gardens and a grand stone pathway leading to a luxurious entrance. Inside, soaring ceilings, elegant crown molding, and large arched windows frame stunning vistas, enhancing the sense of space and light. The expansive open-plan living area, anchored by a grand fireplace seamlessly transitions through glass doors to an outdoor oasis featuring an infinity-edge pool and spa. The chef's kitchen is a culinary delight with state-of-the-art appliances, custom cabinetry, stone countertops, and a spacious island, perfect for casual dining and social gatherings. Each bedroom offers a private retreat with balconies, with the master suite providing direct pool access, a spa-like bath with a soaking tub, walk-in rain shower, and dual vanities. The detached casita and entry courtyard serves as an ideal guest suite or private office. Professionally landscaped grounds, native plants, a fire pit, wrap-around patio, and infinity-edge pool create an enchanting setting for entertaining or quiet



evenings under the stars. The exclusive Lake Ridge community offers unmatched amenities, including dining at Canyon Grille, a yacht club, fitness center, hiking and biking trails, and marina access for boating enthusiasts.

Experience a lifestyle where elegance meets tranquility, and every day feels like a getaway.

Make 108 Marina View Way your new home and start living the life youâ€™ve always dreamed of.

Built in 2008

Essential Information

| | |
|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 4054509 |
| List Price | \$1,700,000 |
| Sale Price | \$1,600,000 |
| Sale Date | July 16th, 2024 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 4,258 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

| | |
|-------------|--------------------------|
| Address | 108 Marina View Way 5 |
| Subdivision | Rough Hollow- Lake Ridge |
| City | Lakeway |
| County | Travis |
| State | TX |
| Zip Code | 78734 |

Amenities

| | |
|---------------|---|
| Utilities | Cable Available, Cable Connected, Electricity Connected, Fiber Optic Available, Natural Gas Not Available, High Speed Internet Available, Propane, Phone Connected, Sewer Connected, Water Connected, Underground Utilities |
| Features | Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Fishing, Gated, Internet Access, Kitchen Facilities, Lake, Pet Amenities, Playground, Park, Property Manager On-Site, Pool, Planned Social Activities, Restaurant, Sport Court(s), Street Lights, Sidewalks, Tennis Court(s) |
| Parking | Attached, Door-Multi, Garage Faces Front, Garage, Inside Entrance, Kitchen Level, Off Street, Paver Block, Parking Lot, Electric Vehicle Charging Station(s) |
| # of Garages | 2 |
| View | Canyon, Park/Greenbelt, Hills, Lake, Marina, Panoramic |
| Is Waterfront | Yes |
| Waterfront | Lake Front, Lake Privileges, Waterfront |
| Has Pool | Yes |

Interior

| | |
|-----------------|--|
| Interior | Carpet, Stone, Wood |
| Appliances | Built-In Gas Range, Bar Fridge, Built-In Refrigerator, Convection Oven, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, Free-Standing Gas Range, Disposal, Microwave, Propane Cooktop, Plumbed For Ice Maker, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Trash Compactor, Vented Exhaust Fan, Warming Drawer |
| Heating | Ceiling, Central, Exhaust Fan, Electric, ENERGY STAR Qualified Equipment, Forced Air, Fireplace(s), Propane, Zoned |
| Cooling | Central Air, Ceiling Fan(s), Electric, Humidity Control, Zoned |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas Log, Great Room, Outside, Wood Burning |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Exterior Steps, Gas Grill, Lighting, Permeable Paving, Private Yard, Rain Gutters, Uncovered Courtyard |
| Lot Description | Bluff, Cul-De-Sac, Front Yard, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Small Size, Views |
| Windows | Aluminum Frames, Blinds, Double Pane Windows, Drapes, ENERGY |

STAR Qualified Windows, Insulated Windows, Low Emissivity Windows, Display Window(s), Plantation Shutters, Window Coverings, Wood Frames, Window Treatments

Roof Barrel, Concrete, Tile

Construction Attic/Crawl Hatchway(s) Insulated, Blown-In Insulation, Frame, Glass, HardiPlank Type, Masonry, Concrete, Stone Veneer, Stucco

Foundation Slab

School Information

District Lake Travis ISD

Elementary Serene Hills

Middle Lake Travis

High Lake Travis