

# \$1,219,000 - 3 Bradenton Court, The Hills

MLS® #5136269

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## \$1,219,000

4 Bedroom, 3.00 Bathroom, 3,112 sqft  
Residential on 0.29 Acres

Hills Lakeway Ph 04, The Hills, TX

Nestled on a tranquil cul-de-sac in the gated community of The Hills of Lakeway, this splendid one-story residence embodies elegance and modern convenience. Step inside this beautiful home, where you'll be greeted by classic white oak floors throughout, creating a seamless flow that enhances the natural light filling each space. The heart of this home is the chef's kitchen, equipped with Miele appliances set against beautifully crafted cabinetry and quartzite countertops. The kitchen opens into the family room, along with flexible office or dining room spaces. The owner's suite features a spacious bedroom, a stunning primary bath featuring a luxurious soaking tub and separate shower, beautiful tile, and sophisticated fixtures. A wonderfully functional mudroom and laundry room complement the thoughtful layout. Further enhancing this home's allure are the high-efficiency in-line water heater and water softener with "instant hot" water throughout. Lastly, the three car garage has plenty of space for hobbies and loads of storage. Outdoors, the low-maintenance yard invites relaxation and leisure without the burden of extensive upkeep. The patio has a propane connection and retractable shades, inviting you to watch the sunset while grilling. This home is perfectly positioned between the Hills clubhouse and Flintrock Falls clubhouse, making it easy to pop into social gatherings, dinner, or tee times. The Hills of Lakeway features 24 hour security, Highly regarded



schools and a vibrant social scene. Every homeowner is a social member to the club, and you have the opportunity to elevate your membership to include fitness, tennis or golf. Within the gates, there's a park, dog park, and two community restaurants. The new aquatic center has a splash pad, slides plus a state of the art fitness center. Enjoy a round of golf on one of two exclusive Jack Nicklaus designed golf courses, play tennis or pickleball at the World of Tennis. Also available for lease at \$6,599/month.

Built in 2005

### Essential Information

ListingFeed	abor_vow
MLS® #	5136269
List Price	\$1,219,000
Sale Price	\$1,175,000
Sale Date	June 17th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,112
Acres	0.29
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	3 Bradenton Court
Subdivision	Hills Lakeway Ph 04
City	The Hills
County	Travis
State	TX
Zip Code	78738

### Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Propane, Phone Available, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Dog Park, Fitness Center, Golf, Gated, Internet Access, Playground, Pool, Airport/Runway, Suburban, Sidewalks, Tennis Court(s), Trails/Paths
Parking	Attached, Door-Multi, Garage, Inside Entrance, Kitchen Level, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	None
Waterfront	None

### **Interior**

Interior	Tile, Wood
Appliances	Built-In Gas Range, Built-In Refrigerator, Dishwasher, Exhaust Fan, Disposal, Microwave
Heating	Central, Propane
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Cul-De-Sac, Interior Lot, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Double Pane Windows, Screens, Window Coverings, Window Treatments
Roof	Tile
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

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