

# \$1,075,000 - 17030 Trail Of The Woods, Austin

MLS® #5284145

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## \$1,075,000

4 Bedroom, 3.00 Bathroom, 3,147 sqft  
Residential on 1.16 Acres

Woods Lake Travis Sec 02, Austin, TX

Want 1.16 acres of lush land right next to West Beach Cove on Lake Travis? Want plenty of room to spread out in your home as well as a private lagoon pool + hot tub? Just inside the home is an office with french doors, floor-to-ceiling built-in shelving/cabinets, hardwood, wainscoting, and bay window sitting area looking out on the garden! Past the formal dining room w a built-in buffet is the living room w another large set of built-in shelving/cabinetry, a fireplace + a plethora of windows looking out on the pool + garden view! Just off the living room is the kitchen with extensive counter space, high-end kitchen appliances (Miele + Wolf), double oven, a tuscan-style backsplash, a free-floating vent hood, shaker cabinetry with modern hardware pulls, and a kitchen dining area looking out to the incredible outdoor entertainment area! The large covered patio out the back door has cedar beams, shiplap ceiling + 2 fans. The extensive flagstone patio pool area has two waterfalls, separate grilling patio, lagoon pool, jacuzzi + plethora of well-maintained landscaping! Just off the covered patio is the large primary bedroom with coffered ceiling + bay window sitting area! Primary bath features tons of cabinetry, new cabinet hardware, new sink faucets, a walk-in shower + jetted tub. Primary closet has floor-to-ceiling shelves + hanging space + center island of storage. The independent suite upstairs features a living room, a large bedroom w private full bathroom, a veranda w a view + a walk-in closet. Two



large additional bedrooms on the first floor with their own full bath. Crown molding + brand new carpet throughout the home. The home also features masonry on all sides, 3-car garage with extra storage, and a boat/large vehicle storage area within the fenced backyard. There is a boat ramp to Lake Travis in the neighborhood as well as boat slips available. All of this is 3m to a grocery, 8m to Lakeway, 15m to Bee Cave, and 30m to Austin! This place is a dream come true!

Built in 1994

### Essential Information

ListingFeed	abor_vow
MLS® #	5284145
List Price	\$1,075,000
Sale Price	\$980,000
Sale Date	July 26th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,147
Acres	1.16
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	17030 Trail Of The Woods
Subdivision	Woods Lake Travis Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78734

### Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed
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Internet Available, Propane, Phone Connected, Sewer Connected, Water Connected

Features Barbecue, Playground, Park, Sport Court(s), Trails/Paths  
Parking Attached, Concrete, Door-Multi, Driveway, Garage, Kitchen Level, Garage Faces Side, Gated, Private  
# of Garages 3  
View Lake, Trees/Woods, Garden, Pool  
Waterfront None

### **Interior**

Interior Carpet, Tile, Wood  
Appliances Built-In Oven, Convection Oven, Dryer, Dishwasher, Gas Range, Gas Water Heater, Microwave, Range, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Built-In Gas Oven, Built-In Gas Range  
Heating Central  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room  
# of Stories 2  
Stories Two

### **Exterior**

Exterior Features Balcony, Exterior Steps, Garden, Private Yard, Rain Gutters, Private Entrance  
Lot Description Back Yard, Front Yard, Backs to Greenbelt/Park, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Moderate Trees, Native Plants, Private, Sprinkler - Rain Sensor, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Trees Small Size, Garden, Sloped Down  
Windows Blinds, Double Pane Windows, Screens, Drapes  
Roof Composition  
Construction Brick Veneer, Frame, Masonry  
Foundation Slab

### **School Information**

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