

# \$1,375,000 - 18115 Ridge Road, Lago Vista

MLS® #5544873

---

## \$1,375,000

3 Bedroom, 3.00 Bathroom, 2,586 sqft  
Residential on 0.65 Acres

Lakeshore Ranch 01 Resub, Lago Vista, TX

Escape to the tranquil shores of Hatter Cove on Lake Travis in Lago Vista and experience the ultimate lakefront lifestyle! This meticulously remodeled property offers breathtaking views of deep waters from multiple vantage points, creating a picturesque backdrop for your lakeside retreat. Featuring 3 bedrooms, a loft, and a separate garage-attached office, this home provides ample space for family and guests to unwind in comfort.

Step inside to discover a beautifully designed open living area, perfect for entertaining or simply relaxing by the fire. The recent remodel ensures modern conveniences and stylish finishes throughout. Outside, soak up the sun by the full-size swimming pool or head down to the boathouse, complete with an air lift and storage room for all your watercraft needs.

With plenty of dock space and lights for nighttime fishing, this property caters to every lake lover's desire. Plus, the two-car garage and additional carport offer ample parking for vehicles and toys alike. Located just minutes from multiple lakefront restaurants, you'll have easy access to dining and entertainment options whenever you desire.

Whether you're seeking a weekend getaway, or a permanent lakeside residence, this Hatter Cove gem has it all. Don't miss your chance to embrace the coveted lake life—schedule your



showing today and make your lakeside dreams a reality!

The lake is currently around 630 ft and 37% full, as we move into the wet season for the next few years. The lowest the lake has been recorded is about 614ft and the dock as of time of listing has about 15ft of water beneath it with room to move out more as you own to the middle of the water. Buyer and Buyer agent to verify all information on MLS.

Built in 1988

### Essential Information

ListingFeed	abor_vow
MLS® #	5544873
List Price	\$1,375,000
Sale Price	\$1,330,000
Sale Date	June 24th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,586
Acres	0.65
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	18115 Ridge Road
Subdivision	Lakeshore Ranch 01 Resub
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

### Amenities

Utilities	Above Ground Utilities, Electricity Connected, Water Connected
-----------	--

Features	See Remarks
Parking	Carport
# of Garages	2
View	Hills, Lake
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Electric Oven, Disposal, Induction Cooktop, Microwave, Water Purifier Owned, See Remarks
Heating	Electric
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Boat Lift, Balcony, Dock, Exterior Steps, Rain Gutters
Lot Description	Many Trees, Sprinklers Automatic, Sprinklers Partial, Views
Windows	Blinds, Double Pane Windows, Solar Screens, Window Coverings, Window Treatments
Roof	Composition
Construction	Frame, Stone
Foundation	Slab

### **School Information**

District	Lago Vista ISD
Elementary	Lago Vista
Middle	Lago Vista
High	Lago Vista