

\$1,450,000 - 401 Lakeshore Circle, Point Venture

MLS® #5693148

\$1,450,000

5 Bedroom, 4.00 Bathroom, 2,450 sqft
Residential on 1.91 Acres

Point Venture Sec 05, Point Venture, TX

There's nothing better than waking up in the morning and seeing the beautiful blue sky and Lake Travis. This home is a gem hidden away on a quiet cul-de-sac in Point Venture. It has an open floorplan that's great for entertaining. Beautiful hickory flooring, an oversized 3-car garage with workspace for the handy person. It's truly cut out for the family who loves the outdoors and the lake. A winding trail takes you down to the water's edge over a wooden bridge and tree-covered path. The appointments inside the home were chosen with love and care. The home has nooks and crannies and lots of areas for privacy. The open living area is large and spacious, and the covered deck is massive, affording great views of Lake Travis.

This beautiful home has been completely updated within the last few years to include the following. 2016 - double-paned insulated low E windows, Hardie Siding and trim, custom cabinets with soft close doors/drawers, - 2017- Spray foam insulation was installed in the attic. - 2019- constructed an oversized 3-car garage, hickory wood floors, and shiplap accent walls. - 2021- Installed new AC unit for the upstairs area.

Simply Safe security system with wireless and wired video doorbell plus 3 other cameras for security.

The boat dock also includes a Hydro hoist lift and a 4x8 storage room w/800-watt solar system with 4 batteries for continuous power.



Spacious swim/patio deck, area to store lake toys. Located on the main channel of Lake Travis. Point Venture is a great place for families, retirees, and anyone looking for a relaxed lifestyle. SHORT TERM RENTALS ALLOWED

Built in 1986

Essential Information

ListingFeed	abor_vow
MLS® #	5693148
List Price	\$1,450,000
Sale Price	\$1,425,000
Sale Date	June 8th, 2023
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,450
Acres	1.91
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	401 Lakeshore Circle
Subdivision	Point Venture Sec 05
City	Point Venture
County	Travis
State	TX
Zip Code	78645-8559

Amenities

Utilities	Cable Available, Cable Connected, Electricity Available, Phone Connected, Sewer Available, Sewer Connected, Water Available, Water Connected, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Fitness Center, Golf, Internet

Access, Kitchen Facilities, Lake, Playground, Park, Pool, Tennis Court(s), Trash Pickup Door to Door, Trails/Paths, Game Room, Property Manager On-Site, Putting Green, Restaurant

Parking Attached, Concrete, Door-Multi, Driveway, Detached, Garage Faces Front, Garage, Kitchen Level, Off Street, Private, See Remarks, Direct Access, Outside

of Garages 3

Garages Garage Door Opener

View Hills, Lake, Panoramic, River, Water

Is Waterfront Yes

Waterfront Boat Ramp/Lift Access, Lake Front, Lake Privileges, Waterfront

Interior

Interior Carpet, Tile, Wood

Appliances Built-In Electric Oven, Built-In Oven, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Oven, Electric Water Heater, Disposal, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s)

Heating Central

Cooling Central Air

Fireplaces None

of Stories 2

Stories Two

Exterior

Exterior Features Exterior Steps, See Remarks, Boat Lift, Boat Ramp, Dog Run, Playground, Tennis Court(s)

Lot Description Cul-De-Sac, Near Golf Course, Gentle Sloping, See Remarks, Trees Medium Size, Views, Xeriscape

Windows Double Pane Windows, Insulated Windows, Tinted Windows

Roof Composition, Shingle

Construction HardiPlank Type

Foundation Slab

School Information

District Lago Vista ISD

Elementary Lago Vista

Middle Lago Vista

High Lago Vista