

\$3,500,000 - 593 Vendemmia Bend, Austin

MLS® #5726262

\$3,500,000

5 Bedroom, 5.00 Bathroom, 4,520 sqft
Residential on 0.71 Acres

Rough Hollow, Austin, TX

Perched atop a serene hill within The Peninsula at Rough Hollow, this meticulously crafted custom residence by Laurel Haven Homes epitomizes refined Lake Travis waterfront living in an exclusive gated community. Impeccably designed and adorned with luxurious touches that you don't typically find, this home was built as a true custom home that's fortified with essential upgrades including enhanced insulation and soundproofing, a whole house emergency generator, water softener and R.O. purification system, customized closets with extra buildouts, an upgraded HVAC system, security cameras, a paver driveway and so much more. These premium upgrades add approximately \$364,000 to the home's value, ensuring an exceptional living experience for discerning homeowners.

Unwind in the expansive outdoor oasis featuring a tranquil fire pit area, a contemporary pool with hot tub, and patio furniture that's included with the sale. Year-round comfort is guaranteed with amenities like a misting system, outdoor heaters and remote screens that seamlessly extend your entertainment space.

The chef's kitchen, equipped with premier Thermador appliances and abundant storage, is a culinary enthusiast's dream. Adjacent, the inviting living room, with its lofty ceilings and doors that open up to the outdoor living area, fosters an open and airy atmosphere. The formal study offers a secure closet with



customized built-inâ€™s to safely accommodate your treasures. Tankless hot water heaters, a high-end washer/dryer set, and a multitude of built-ins in the garage spaces complement the package of luxury and convenience.

Residents of this resort-style enclave enjoy access to a yacht club, private marina, and an array of amenities, including a community center with a swim park and lazy river, an entertainment pavilion, walking trails, and a fitness facility. Families will appreciate the exemplary LTISD and LOCATION...

Downtown Austin and the airport are conveniently reachable within 30 minutes.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	5726262
List Price	\$3,500,000
Sale Price	\$3,200,000
Sale Date	April 17th, 2024
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,520
Acres	0.71
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	593 Vendemmia Bend
Subdivision	Rough Hollow
City	Austin
County	Travis

State TX
Zip Code 78738

Amenities

Utilities Electricity Connected, Propane, Sewer Connected, Underground Utilities, Water Connected

Features Common Grounds/Area, Clubhouse, Dog Park, Fitness Center, Lake, Playground, Park, Pool, Restaurant, Sport Court(s), Sidewalks, Tennis Court(s), Trails/Paths

Parking Attached, Direct Access, Driveway, Garage Faces Front, Garage, Inside Entrance, Kitchen Level, Oversized, Paver Block, Private, Garage Faces Side, Storage, Workshop in Garage

of Garages 3

Garages Garage Door Opener

View Hills, Neighborhood, Panoramic

Waterfront None

Has Pool Yes

Interior

Interior Tile, Wood

Appliances Built-In Gas Range, Built-In Refrigerator, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Freezer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Water Heater, Exhaust Fan, Built-In Freezer, Microwave, Refrigerator, Stainless Steel Appliance(s), Water Softener, Tankless Water Heater, Water Heater, Warming Drawer

Heating Central, ENERGY STAR Qualified Equipment, Propane

Cooling Central Air, ENERGY STAR Qualified Equipment

Fireplace Yes

of Fireplaces 2

Fireplaces Living Room, Masonry, Outside, Stone

of Stories 2

Stories Two

Exterior

Exterior Features Gas Grill, Private Yard

Lot Description Sloped Down, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Native Plants, Sprinklers Automatic, Sprinklers In Ground, Trees Small Size, Views

Windows	Aluminum Frames, Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Insulated Windows
Roof	Metal
Construction	Frame, Glass, Masonry, Concrete, Stone, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Rough Hollow
Middle	Lake Travis
High	Lake Travis