

# \$1,150,000 - 15963 Booth Circle, Volente

MLS® #5811138

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## \$1,150,000

4 Bedroom, 2.00 Bathroom, 1,924 sqft  
Residential on 0.46 Acres

Lake Travis 03, Volente, TX

Dreaming of having your own boat dock on Lake Travis in an unrestricted area on almost a half-acre within minutes of Austin... then look no further. Welcome to your opportunity! Built on the perfect perch of the property above the spillway, this 4 bedroom / 2 bath home is zoned to Vandegrift High School and is right-sized for weekend getaways. This inviting property has:

- incredible trees
- lots of useable land
- deep water well with water tanks
- shallow high-water-level slew in front of the property
- existing home built at 720ft - well above the spillway
- lake privileges for water use for landscaping
- separate storage structure

Own your own boat dock accessible down a short path.

Enjoy the property like it is or build your dream lakehouse and capture the incredible views of Lake Travis.

Built in 1990

## Essential Information

ListingFeed	abor_vow
MLS® #	5811138



List Price	\$1,150,000
Sale Price	\$1,125,000
Sale Date	April 29th, 2022
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,924
Acres	0.46
Year Built	1990
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	15963 Booth Circle
Subdivision	Lake Travis 03
City	Volente
County	Travis
State	TX
Zip Code	78641

### Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, High Speed Internet Available, See Remarks
Features	Fishing, Lake
Parking	Additional Parking, Carport, Unpaved
View	Lake
Waterfront	Lake Privileges, See Remarks

### Interior

Interior	Carpet, Wood
Appliances	Dishwasher, Electric Cooktop, Free-Standing Electric Range
Heating	Central
Cooling	Central Air, Ceiling Fan(s), See Remarks
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Boat Slip, Dock
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Lot Description	Front Yard, Many Trees
Windows	Blinds, Window Treatments
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

**School Information**

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift