

# \$1,250,000 - 18031 Kingfisher Ridge Drive, Lago Vista

MLS® #6201021

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## \$1,250,000

4 Bedroom, 4.00 Bathroom, 3,125 sqft  
Residential on 1.27 Acres

Waterford On Lake Travis, Lago Vista, TX

Come live the dream on Lake Travis in this exquisite two-story home in the prestigious gated community of Waterford! 18031 Kingfisher Ridge Dr combines hand-curated luxury amenities and custom finishes on each level in each room and throughout its outdoor spaces. A true entertainer's dream home, the backyard oasis is absolutely spectacular, boasting an in-ground swimming pool that beckons for refreshing dips, surrounded by mature trees and beautiful landscaping. Whether you're lounging by the pool or unwinding in the multiple patio areas, this space offers the perfect setting for outdoor gatherings and entertaining. The heart of the home welcomes you with a flood of natural light and a breathtaking lake view that envelops every corner. The main floor/second level offers a Chef's™ gourmet island kitchen with top-of-the-line stainless steel appliances, breakfast nook, and pantry - all overlooking the inviting family room and the expansive 2nd floor balcony. The main floor also boasts a primary bedroom offering ambient natural light through expansive glass doors. You will escape in luxury to the spa-like bath, complete with dual vanities, seamless glass shower, and massive walk-in closet. A separate formal dining room and a guest full bath complete the main floor. The first level is a haven of its own, featuring three well-appointed secondary bedrooms, one of which has its own private bath. A sprawling game room and a laundry room complete the



first level. Embrace the serenity of Lake Travis, where each day paints a new masterpiece on its shimmering waters. When you're not enjoying the views of the lake, you can be enjoying the private Waterford marina or practicing your swing at one of the nearby golf courses. Waterford on Lake Travis is an exclusive neighborhood renowned for its upscale living, offering a harmonious blend of privacy, security, and natural beauty. Live the dream, and don't miss the opportunity to start living your best life in Lakeway!

Built in 2000

### Essential Information

ListingFeed	abor_vow
MLS® #	6201021
List Price	\$1,250,000
Sale Price	\$1,200,000
Sale Date	November 10th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,125
Acres	1.27
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	18031 Kingfisher Ridge Drive
Subdivision	Waterford On Lake Travis
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

## Amenities

Utilities	Electricity Available, Propane
Features	Gated, Trails/Paths
Parking	Attached, Door-Single, Garage, Garage Faces Side
# of Garages	3
View	Hills, Lake, River
Waterfront	None
Has Pool	Yes

## Interior

Interior	Carpet, Stone, Wood
Appliances	Built-In Gas Range, Built-In Oven, Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Exterior Steps
Lot Description	Back Yard, Cul-De-Sac, Trees Large Size
Windows	Window Treatments
Roof	Metal
Construction	Masonry
Foundation	Slab

## School Information

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