

\$1,295,000 - 309 Forza Viola Way, Lakeway

MLS® #6512702

\$1,295,000

4 Bedroom, 4.00 Bathroom, 4,088 sqft
Residential on 0.36 Acres

Rough Hollow, Lakeway, TX

Gorgeous 2-story home nestled on an oversized cul-de-sac lot in sought after Rough Hollow. Inside and out this home is FULL of upgrades! Backyard is an entertainer's dream featuring an extended covered patio with tongue and groove ceilings, hand laid pavers, chandelier and 3 oscillating ceiling fans. There's over 40' of countertop space including 8' of quartzite prep space, built-in grill, double burner, ice maker, refrigerator and pizza oven surrounded by custom ceramic tile. Separate covered cabana with TV to watch all of your favorite sporting events, outdoor wireless speaker system powered by Sonos and bocce ball court with crushed oyster shells shipped from California. The interior is an open, spacious floor plan with primary and study down, separate casita and courtyard with stone outdoor fireplace. The gourmet kitchen features stainless steel appliances and opens to the breakfast room, family room and formal dining room. Kitchen has an oversized island with tons of storage and bar seating with upgraded pendant lighting and cabinet hardware. Upstairs has a secondary living area along with a media room with 135" zero edge screen, 7.1 Dolby Atmos surround sound and 4K projector with extra bulbs, two additional bedrooms and a full bath. There are many more upgrades, please see MLS document for complete list of upgrades. Don't forget to check out the 3 car garage with epoxy flooring, hanging storage racks and cabinets. Stainless steel fridge in kitchen



conveys.

Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	6512702
List Price	\$1,295,000
Sale Price	\$1,225,000
Sale Date	August 24th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,088
Acres	0.36
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	309 Forza Viola Way
Subdivision	Rough Hollow
City	Lakeway
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Sewer Connected, Underground Utilities, Water Connected
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Conference/Meeting Room, Fitness Center, Lake, Playground, Park, Pool, Planned Social Activities, Restaurant, Sport Court(s), Street Lights, Sidewalks, Tennis Court(s), Trails/Paths
Parking	Garage, Garage Faces Side
# of Garages	3
View	None

Waterfront None

Interior

Interior Carpet, Tile

Appliances Built-In Electric Oven, Cooktop, Dishwasher, Disposal, Microwave, Range Hood, Stainless Steel Appliance(s)

Heating Central

Cooling Central Air, Electric

Fireplace Yes

of Fireplaces 2

Fireplaces Family Room, Outside

of Stories 2

Stories Two

Exterior

Exterior Features Outdoor Grill, Rain Gutters, Uncovered Courtyard

Lot Description Cul-De-Sac, Sprinklers Automatic

Windows Window Treatments

Roof Composition

Construction Stone, Stucco

Foundation Slab

School Information

District Lake Travis ISD

Elementary Rough Hollow

Middle Lake Travis

High Lake Travis