

\$2,999,000 - 36 Water Front Avenue, Lakeway

MLS® #6586150

\$2,999,000

6 Bedroom, 9.00 Bathroom, 8,052 sqft
Residential on 0.67 Acres

Lakeway Sec 37, Lakeway, TX

Experience this home of exceptional quality located on a secluded Lake Travis Peninsula, in the exclusive gated Water Front neighborhood. Homeowners have access to numerous golf courses, including prestigious Spanish Oaks, as well as the World of Tennis, and enjoy the Lake Travis lifestyle with rentable boat slip access at Rough Hollow Marina. The inviting entry to the property features a cobblestone circular driveway and multi-tiered fountain. Inside are exquisite details such as hand carved Cantera Stone and intricate ceiling details. Every room has a unique custom ceiling from coffered-wood beams, tray beams, varying millwork to arched dome ceilings and skylights. Many surprises such as an oval Breakfast Room surrounded by walls of windows to take in the expansive views. A Wine Tasting Room and separate natural stone wine cellar with 2000 bottle capacity. Every room is a masterpiece. The level of finish out in this home must be viewed in person to appreciate. 8052 square feet presents six Bedrooms with nine Bathrooms plus an impressive 2000+ square feet of outdoor living with spectacular views of the lake and hill country. The home overlooks a private cove on Lake Travis with the Pool/Spa/Sauna reaching the cliff's edge of the property. An exterior staircase leads down to the waters edge. Panoramic lake views can be taken in from patios on both levels, each with their own outdoor Kitchen. The outdoor Living Room is a cozy sanctuary



with a stone Fireplace. A poolside full Bathroom includes a Steam Room. A separate terrace off the backyard features a Fire Pit with lake views. Two Master Suites with the most beautiful custom Bathrooms are a must see with floor to ceiling stone details. All of the extras you would expect are included in this home such as a Media Room, multiple Living Rooms, Exercise Room, Three Fireplaces and thoughtful details such as an Elevator and Laundry Rooms on both house levels. Experience the vast amenities of 36 Water Front Ave.

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	6586150
List Price	\$2,999,000
Sale Price	\$2,900,000
Sale Date	December 14th, 2021
Bedrooms	6
Bathrooms	9.00
Full Baths	7
Half Baths	2
Square Footage	8,052
Acres	0.67
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	36 Water Front Avenue
Subdivision	Lakeway Sec 37
City	Lakeway
County	Travis
State	TX
Zip Code	78734

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Common Grounds/Area, Clubhouse, Golf, Gated, Lake, Park, Pool, Planned Social Activities, Restaurant, Airport/Runway, Sport Court(s), Tennis Court(s)
Parking	Attached, Circular Driveway, Door-Multi, Driveway, Garage Faces Front, Garage, Kitchen Level
# of Garages	3
View	Hills, Lake, River
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes

Interior

Interior	Carpet, Tile, Wood
Appliances	Bar Fridge, Built-In Oven, Convection Oven, Down Draft, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, Gas Water Heater, Microwave, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s), Wine Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Gas Log, Primary Bedroom, Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Dock, Exterior Steps, Private Yard
Lot Description	Bluff, Cul-De-Sac, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Landscaped, Many Trees, Sprinklers Automatic, Views
Windows	Screens, Window Treatments
Roof	Tile
Construction	Frame, Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
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Elementary
Middle
High

Serene Hills
Hudson Bend
Lake Travis