

\$1,225,000 - 1815 Resaca Boulevard, Austin

MLS® #6741769

\$1,225,000

6 Bedroom, 4.00 Bathroom, 4,311 sqft
Residential on 0.44 Acres

Lake Pointe Sec 08, Austin, TX

****MULTIPLE OFFERS RECEIVED**** Nestled in the prestigious Lake Pointe community, this meticulously cared-for residence is situated on almost half an acre, offering splendid panoramic hill country views.

This 4311 sqft In-law floorplan design features one bedroom down, with the primary bedroom on the second level, an ensuite bath, two walk in closets, followed by four additional bedrooms, two full bathrooms, a versatile game/media room with surround sound speakers, and a convenient study nook. The house is equipped with a two high-end Trane variable-speed zoned HVAC installed in late 2020.

This home offers elegance and comfort featuring two versatile living spaces, and two dining spaces for both casual breakfasts and formal gatherings. The kitchen boasts stainless steel appliances, a built in sub-zero refrigerator, a walk-in pantry and a prep island. A warm fireplace accentuates one of the living spaces. Immerse yourself in a serene ambience by sitting on one of its balconies or in the backyard terrace, or enjoy the expansive backyard, shaded by mature trees.

Explore the diverse array of amenities that Lake Pointe has to offer. The community includes a swim center, tennis courts, two playgrounds, basketball court, an extensive network of trails for hiking and biking. A designated trail that leads to Lake Austin providing access for kayaking and paddle boarding, and a trail that leads the Hill Country



Galleria, seamlessly connecting you to dining and shopping experiences.

Served by the acclaimed Lake Travis Independent School District, the property is within walking distance to the Elementary School. This home doesn't just provide a home, it offers an entire lifestyle.

Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	6741769
List Price	\$1,225,000
Sale Price	\$1,228,500
Sale Date	April 9th, 2024
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	4,311
Acres	0.44
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1815 Resaca Boulevard
Subdivision	Lake Pointe Sec 08
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, Lake, Playground, Park, Pool, Sport Court(s), Tennis Court(s), Trails/Paths

Parking	Attached, Garage Faces Front, Garage
# of Garages	2
View	Canyon, Park/Greenbelt
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Double Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Propane Cooktop, Refrigerator, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s), Propane
Cooling	Central Air, Ceiling Fan(s), Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters
Lot Description	Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers Automatic
Windows	Aluminum Frames, Bay Window(s)
Roof	Composition, Shingle
Construction	Stone
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Lake Pointe
Middle	Bee Cave Middle School
High	Lake Travis