

\$1,900,000 - 9400 Ranchland Hills Boulevard, Jonestown

MLS® #6875040

\$1,900,000

5 Bedroom, 5.00 Bathroom, 3,360 sqft
Residential on 2.62 Acres

Ranchland Hills, Jonestown, TX

Exceptional living in an exquisite, secluded area of North Lake Travis in Austin, Texas. A rare 1 story home situated on a 2.62 acre lot suited for those looking for peace and tranquility. Upon entering the home, you are greeted with a breathtaking view of Lake Travis, and thoughtful details spread seamlessly throughout this luxurious space. You are then met with 10 foot ceilings, large windows, and an abundance of natural light pouring in and filling up the open floor plan. This home boasts a beautiful kitchen that features a tiled counter to ceiling backsplash, custom cabinets to ceiling, a large waterfall island, and a seamless transition into the spacious dining and living room. Designer curated selections throughout the home. From the living space, you are led to sliding glass doors taking you out to your backyard oasis, a covered patio and a beautiful pool overlooking Lake Travis. Enjoy backyard games on your turf grass. The master suite is a retreat of its own, large windows with breathtaking and serene views of the lake, custom his and her walk in closets, an en-suite with a double vanity, polish nickel and gold trim, huge walk-in shower outfitted with a rain shower head, and soaking tub looking out into the serene view through a picture size window. Guest Room with an ensuite and separate entrance and patio. There are 2 more bedrooms with ensuite. Another bedroom, close by the master bedroom that can be used as a guest room, office or nursery. A gym,



with an infrared sauna for pure relaxation. A media room wired for surround sound for your family to enjoy. Bonus room off the dining room that can be used as another office. Pantry and coffee bar as you walk through the kitchen, and a 4 car attached garage equipped with an electrical vehicle charger. There is a flat area behind the home, where an additional guest home can be built. Patio plumbed for water mister and gas for bbq grill. Every detail has been thought of, come on home to this rare beauty!

Built in 2019

Essential Information

ListingFeed	abor_vow
MLS® #	6875040
List Price	\$1,900,000
Sale Price	\$1,700,000
Sale Date	May 5th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,360
Acres	2.62
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	9400 Ranchland Hills Boulevard
Subdivision	Ranchland Hills
City	Jonestown
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Cable Available, High Speed Internet Available, Phone Available, Electricity Available, Propane, See Remarks, Water Available
Features	Community Mailbox
Parking	Garage, Driveway, Electric Vehicle Charging Station(s)
# of Garages	4
View	Lake, Trees/Woods, Water
Waterfront	None
Has Pool	Yes

Interior

Interior	Carpet, Concrete, Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s), Built-In Refrigerator, Gas Oven, Gas Range, Range Hood, Refrigerator, See Remarks, Tankless Water Heater, Water Softener Owned, Wine Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One

Exterior

Exterior Features	Fire Pit, Misting System, Rain Gutters, See Remarks
Lot Description	Trees Medium Size, Views
Windows	Aluminum Frames
Roof	Membrane, See Remarks
Construction	Stucco, Concrete, Frame
Foundation	Slab

School Information

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