

\$1,100,000 - 18001 Kingfisher Ridge Drive, Lago Vista

MLS® #7145521

\$1,100,000

4 Bedroom, 3.00 Bathroom, 2,770 sqft
Residential on 1.37 Acres

Waterford On Lake Travis Sec 1, Lago Vista, TX

Nestled on the tranquil shores of Lake Travis, this one-story lakefront haven at 18001 Kingfisher Ridge Dr offers panoramic views of the main lake basin, nestled within the prestigious gated community of Waterford. Covering a sprawling 1.373 acres of meticulously landscaped grounds, this is a true entertainer's dream home. The backyard oasis is absolutely spectacular, featuring an in-ground swimming pool with spa that beckons for refreshing dips, surrounded by mature trees and beautiful landscaping. Step through the doors of this exquisite home and be greeted by sweeping views that adorn nearly every room, enhancing the seamless blend of indoor and outdoor living. The expansive patio extends the living space into the outdoors, perfect for entertaining or relaxing by the custom pool with a spa. The heart of the home features a spacious open floor plan featuring a massive family room with a cozy fireplace and a wall of windows with breathtaking panoramic views. Adjacent to the family room is the dining area, leading into a gourmet kitchen equipped with a bar, center island, breakfast nook, walk-in pantry, and high-end stainless steel appliances, including a built-in ice maker—a true chef's delight! The primary bedroom offers a sanctuary of luxury, complete with a fireplace, a dual-vanity spa bath, a large walk-in closet, a separate shower, and a jetted tub. Each of the three secondary bedrooms is well-sized and features ample closet space. 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 a beautiful 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 Lago Vista!

Built in 2000

Essential Information

ListingFeed	abor_vow
MLS® #	7145521
List Price	\$1,100,000
Sale Price	\$989,000
Sale Date	June 17th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,770
Acres	1.37
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	18001 Kingfisher Ridge Drive
Subdivision	Waterford On Lake Travis Sec 1
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Gated, Lake, Trash Pickup Door to Door
Parking	Attached, Door-Single, Driveway, Garage, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Hills, Lake, Panoramic, River
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes

Interior

Interior	Carpet, Tile
Appliances	Built-In Oven, Cooktop, Double Oven, Dishwasher, Exhaust Fan, Microwave, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Double Sided, Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Irregular Lot, Landscaped, Many Trees, Trees Medium Size
Windows	Window Treatments
Roof	Concrete, Tile
Construction	Masonry, Stone
Foundation	Slab

School Information

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