

# \$1,099,000 - 3508 Parliament Cove, Lago Vista

MLS® #7147593

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## \$1,099,000

4 Bedroom, 4.00 Bathroom, 2,252 sqft  
Residential on 0.83 Acres

Highland Lake Estates Sec 23, Lago Vista, TX

An entertainer's paradise awaits you at this incredible waterfront property on Lake Travis that can be a short term rental. This 4-bedroom / 4-bathroom resort-style home features a private 2-story dock, 3 separate outdoor entertaining areas, pool & hot tub, giant garage & can be bought fully furnished. Situated on .83 acres, you'll arrive to a lovely area of Lago Vista nestled on a protected cove of Lake Travis just seconds away from the main body / deep water. The iron front door leads into an open concept 1500 sqft outdoor living space with sweeping views of Lake Travis and is perfect for large family & friend gatherings. It has a floor to ceiling wood burning fireplace, outdoor kitchen, granite bar tops, multiple seating areas, hot tub, full bathroom & game room. Upstairs, you'll find the indoor living area. The kitchen has 2 large islands, new appliances, walk-in pantry & a dining area with loads of natural light. The living room has a gas-burning fireplace with soaring ceilings & windows to soak in the lake life views. The slider doors from the living room lead out to an expansive deck with a dining / sitting area with views of Lake Travis. The large primary bedroom has a walk-in closet & luxurious bathroom. The light & bright second bedroom is also en-suite. Two more bedrooms share a third bath. The stairways lead you to the lake level oasis where you will find an enviable pool complete with sunning platform, expansive patio, fire pit, & a fenced-in grass



area. When the water is up take the flag stone walkway to your private dock. The 2-story dock has 2 slips, 17-foot tube slide, cantina bar, tv & sun deck. The enormous garage has tall ceilings & door to fit all your toys & comes with an air-conditioned loft which can be used as an office, crafting room, storage. Lower property taxes due to 1500 sq ft being outdoor! Tons of HOA amenities. Dock, appliances, furniture negotiable. All information deemed to be reliable but buyer to do due-diligence.

Built in 2007

### Essential Information

ListingFeed	abor_vow
MLS® #	7147593
List Price	\$1,099,000
Sale Price	\$995,000
Sale Date	December 5th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,252
Acres	0.83
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	3508 Parliament Cove
Subdivision	Highland Lake Estates Sec 23
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

### Amenities

Utilities	Electricity Available, Sewer Available, Water Available
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Features	Lake, Playground, Park, Tennis Court(s)
Parking	Attached, Driveway, Garage Faces Front
# of Garages	2
View	Panoramic, Water
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges
Has Pool	Yes

### **Interior**

Interior	Tile, Wood
Appliances	Dishwasher, Electric Water Heater, Disposal
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Lighting, Outdoor Grill
Lot Description	Interior Lot, Trees Medium Size, Views
Windows	Blinds
Roof	Composition
Construction	Stucco
Foundation	Slab

### **School Information**

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