

# \$1,950,000 - 15812 Fontaine Avenue, Austin

MLS® #7303405

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## \$1,950,000

6 Bedroom, 8.00 Bathroom, 7,233 sqft  
Residential on 1.16 Acres

Vineyard Bay Ph 01, Austin, TX

**\*\*Open House Saturday 7/10 1-4PM\*\***

Welcome to Vineyard Bay, Lake Travis's™ Premiere gated resort community 30 minutes from downtown in highly acclaimed Lake Travis ISD. This estate comes with a rare 27'™ boat slip at the community Marina and pool. Walking distance to neighborhood tennis courts and gym. This 1 acre Estate boasts over 2000 SQFT of outdoor patio space to take advantage of Lake Sunsets and lake views. House opens to a wall of windows and open floorplan great for entertaining.

Chefs'™ kitchen with commercial stove, complete with warming shelf, magnificent view of the pool, and garden grounds. The home has everything you are looking for! Sauna, movie room, wine cellar, full gym, dedicated office, Master Steam shower, closet safe, and mother & Law suite downstairs with separate entrance and full kitchen! This home is great for multi-generational living. Come live the resort lifestyle on one of the most premier streets in the community! Community amenities include helicopter pad, tennis courts, basketball courts, community gym, Community marina pool & hot tub, boat ramp and club house. Home in on the tax rolls for \$2.3M walk into instant equity! \*\*Community information sheet in the attachments\*\*\*



Built in 1999

## Essential Information

ListingFeed	abor_vow
MLS® #	7303405
List Price	\$1,950,000
Sale Price	\$1,880,000
Sale Date	August 27th, 2021
Bedrooms	6
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	7,233
Acres	1.16
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	15812 Fontaine Avenue
Subdivision	Vineyard Bay Ph 01
City	Austin
County	Travis
State	TX
Zip Code	78734

### **Amenities**

Utilities	Electricity Available
Features	Common Grounds/Area, Clubhouse, Lake, Playground, Park, Pool, Airport/Runway, Sport Court(s), Sidewalks, Tennis Court(s)
Parking	Attached, Garage, Garage Faces Rear
# of Garages	3
Garages	Garage Door Opener
View	Hills, Lake
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Laminate, Tile, Wood
Appliances	Built-In Gas Oven, Bar Fridge, Built-In Oven, Built-In Refrigerator, Dryer, Dishwasher, Electric Water Heater, Gas Cooktop, Disposal, Gas Oven,

	Gas Water Heater, Ice Maker, Microwave, Oven, Range, Stainless Steel Appliance(s), Trash Compactor, Warming Drawer, Wine Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air, Zoned
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Bedroom, Living Room, Primary Bedroom
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	See Remarks
Lot Description	Landscaped, Private, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Skylight(s)
Roof	Slate, Tile
Construction	Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Lake Travis
Middle	Hudson Bend
High	Lake Travis