

\$1,299,000 - 115 Kildrummy Lane, Lakeway

MLS® #7306288

\$1,299,000

3 Bedroom, 4.00 Bathroom, 3,508 sqft
Residential on 0.28 Acres

Rough Hollow Lakeway Highlands Ph 01 Sec 01, Lakeway, TX

Introducing 115 Kildrummy Lane, an immaculate 3 bedroom property with dedicated home office, pool, spa and views in West Austin's luxury community of Rough Hollow. A pair of rustic doors open to reveal a graceful curved foyer and open floorplan with hand scraped wood floors, plantation shutters and top tier finishes. Entertain by the gas fireplace in the living room. The kitchen offers stainless steel appliances, granite counters, dual ovens, GE Profile five burner gas cooktop and expansive prep island with sink. Enjoy your meal at the counter height seating area, in the breakfast nook or in the formal dining room for more upscale occasions. Relax in the primary bedroom suite with vaulted ceilings, spacious his-and-hers walk-in closets, and ensuite bath with glass enclosed shower, dual vanities and deep soaking tub crowned by a crystal chandelier. There's a second bedroom with ensuite full bath as well as a third bedroom with access to its own full bath. French doors open to a dedicated home office with generous built-ins and custom peninsula desk. Upstairs, you'll find a bonus room and dedicated media room – the perfect place to experience the big game. Or take advantage of Austin's temperate climate on the patio with outdoor kitchen, gas fireplace and show-stopping pool with spa. Residents of Rough Hollow enjoy exclusive access to the community's numerous amenities including tennis and sport courts, lazy river, marina, pools and much more. The home is



served by the desirable Lake Travis Independent School District and is just minutes from shopping and fine dining at the Hill Country Galleria, with easy access to downtown Austin.

Built in 2011

Essential Information

ListingFeed	abor_vow
MLS® #	7306288
List Price	\$1,299,000
Sale Price	\$1,333,000
Sale Date	August 23rd, 2021
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,508
Acres	0.28
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	115 Kildrummy Lane
Subdivision	Rough Hollow Lakeway Highlands Ph 01 Sec 01
City	Lakeway
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Kitchen Facilities, Lake, Pet Amenities, Pool, Planned Social Activities, Sport Court(s), Tennis Court(s)
Parking	Attached, Door-Multi, Direct Access, Driveway, Garage Faces Front,

Garage, Inside Entrance, Kitchen Level, Off Street, Side By Side

of Garages 3

Garages Garage Door Opener

View Hills

Waterfront None

Has Pool Yes

Interior

Interior Carpet, Tile, Wood

Appliances Cooktop, Double Oven, Dryer, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator, Water Softener Owned, Stainless Steel Appliance(s), Washer

Heating Central, Propane

Cooling Central Air, Electric

Fireplace Yes

of Fireplaces 2

Fireplaces Gas Log, Living Room, Outside

of Stories 2

Stories Two

Exterior

Exterior Features Barbecue, Gas Grill, Private Yard, Rain Gutters

Lot Description Back Yard, Sloped Down, Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Automatic, Sprinklers On Side, Trees Small Size

Windows Plantation Shutters, Window Treatments

Roof Composition

Construction Stone, Stucco

Foundation Slab

School Information

District Lake Travis ISD

Elementary Rough Hollow

Middle Lake Travis

High Lake Travis