

# \$1,500,000 - 107 Aruba Court, Austin

MLS® #7661214

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## \$1,500,000

5 Bedroom, 4.00 Bathroom, 4,515 sqft  
Residential on 0.44 Acres

Rough Hollow Sec 10 Resub Of L, Austin, TX

Photos and docs to follow soon. The ENCLAVE OF ROUGH HOLLOW is LUXURY LAKE LIVING at its finest! Enjoy this private gated community in the coveted Enclave of Rough Hollow! This amazing luxury home sits in the back of a quiet cul-de-sac walking distance from the Lake Travis waterfront featuring The Canyon Grille, Rough Hollow Marina, Infinity Pool and Fitness Center. The large yard has been updated with over \$55,000 of landscaping upgrades, including new Zoysia Grass, flower beds and fire pit along with plenty of room for a pool. The beautiful exterior gives way to an interior that's made for entertaining & day-to-day luxury living. Upon entering, this two-story home has a grand entrance with curved iron-rail staircase, chandeliered foyer & study that overlooks the patio. This contemporary open floorplan features 5 bedrooms, 4 full baths, 2 dining areas, dedicated study, game room, & a large media room. The owners retreat has coffered ceilings, crown molding and access to your covered patio. The owners ensuite features a garden tub, dual vanities, walk-in frameless shower & large walk-in closet. The open floorplan gives way to a chef's kitchen with oversized island, breakfast bar, stainless steel appliances, & steps away to the covered outdoor patio and outdoor kitchen. The main living area also has a private guest suite with separate entrance off the garage. An entertainer's dream awaits you on the main floor covered patio with recessed lights&



outdoor kitchen. You can also venture upstairs to your game room, media room and your covered balcony to enjoy breathtaking views of the hill country.

Rough Hollow is one of Austin's elite master lakefront communities with 4 pools including a lazy river, full-service marina, lakefront restaurant, workout room, tennis & basketball courts, playscape, park area, dog park, paddle boards, & kayaks, & in acclaimed Lake Travis School district.

Built in 2015

### Essential Information

ListingFeed	abor_vow
MLS® #	7661214
List Price	\$1,500,000
Sale Price	\$1,480,000
Sale Date	September 6th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,515
Acres	0.44
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	107 Aruba Court
Subdivision	Rough Hollow Sec 10 Resub Of L
City	Austin
County	Travis
State	TX
Zip Code	78734

### Amenities

Utilities Cable Available, Cable Connected, Fiber Optic Available, High Speed

Internet Available, Propane, Phone Available, Sewer Connected, Water Connected, Underground Utilities

Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated, Internet Access, Kitchen Facilities, Lake, Pet Amenities, Playground, Park, Property Manager On-Site, Pool, Planned Social Activities, Restaurant, Sport Court(s), Tennis Court(s), Trails/Paths, Curbs
Parking	Attached, Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Inside Entrance, Kitchen Level, Lighted, Garage Faces Side
# of Garages	4
Garages	Garage Door Opener
View	Hills, Neighborhood, Panoramic
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Bar Fridge, Built-In Oven, Convection Oven, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Electric Oven, Free-Standing Refrigerator, Disposal, Microwave, Propane Cooktop, Plumbed For Ice Maker, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Wine Refrigerator, Washer
Heating	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Propane, Zoned
Cooling	Central Air, Electric, ENERGY STAR Qualified Equipment, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Gas Log, Gas Starter, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Barbecue, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Cul-De-Sac, Garden, Landscaped, Level, Native Plants, Pie Shaped Lot, Sprinklers Automatic, Trees Medium Size, Views
Windows	Aluminum Frames, Double Pane Windows, Plantation Shutters, Screens, Tinted Windows, Window Coverings
Roof	Barrel, Concrete, Tile
Construction	Blown-In Insulation, Glass, Masonry, Concrete, Stone, Stucco

Foundation          Slab

**School Information**

District              Lake Travis ISD

Elementary          Serene Hills

Middle              Lake Travis

High                 Lake Travis