

# \$1,499,900 - 170 Lone Spur Lane, Driftwood

MLS® #7774770

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## \$1,499,900

4 Bedroom, 4.00 Bathroom, 4,566 sqft  
Residential on 5.81 Acres

La Ventana, Driftwood, TX

Stunning custom builder's MODEL HOME by Hill Country Artisan Homes in sought-after gated community, La Ventana. 5.81 acre homesite. Enter through dramatic exterior walkway. Step into ambiance of modern design & comfort. Single-level w/luxurious upgrades. High ceilings, beam work, trays, & specialty treatments. Attached in-law suite offers private entrance & kitchen area for multi-gen living/guests. Kitchen w/2 functional islands, upgraded appliances, walk-in pantry, & custom cabs. Island features dining ledge of reclaimed flooring sourced from 1920's railroad car adding history & character. Formal dining perfect for hosting memorable gatherings. A luxurious primary suite, private sitting area, dry bar & a spa-like bath. "Drive-thru" shower, freestanding tub+ separate vanities, makeup vanity, & spacious walk-in. Open family room w/rectangular gas fireplace w/floor-to-ceiling tile. Glass panel slider doors seamlessly extend living area to the covered patio w/outdoor kitchen/dining & upgraded Coyote grill. Backyard offers complete privacy & breathtaking open field views. Enjoy movie nights & game days in media room w/wet bar & custom lighting. Oversized 3car garage w/3rd bay walled off as 2 heated/cooled bonus rooms w/kitchen area. Use as (exercise/craft/office) or re-convert pre close. Meadow filled w/ROA owned Longhorn cattle as you enter. Exotic axis deer & other wildlife roam community. Lots of amenities. Lodge/community center, game room, saunas,



weights/exercise equip, & commercial kitchen. Renovated pools, driving range & putting green, plus volleyball & tennis/pickleball courts. BBQ area overlooking Flat Creek & playground for the little ones. Social activities & clubs foster a sense community. Peaceful country feel w/easy access to the attractions & conveniences of Austin. Horses welcome. Equestrian lot & riding trails spanning the community. Window coverings, Sonos sound, cameras, & appliances included. Furnishings & art negotiable. [hca]

Built in 2016

### Essential Information

ListingFeed	abor_vow
MLS® #	7774770
List Price	\$1,499,900
Sale Price	\$1,450,000
Sale Date	April 30th, 2024
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,566
Acres	5.81
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	170 Lone Spur Lane
Subdivision	La Ventana
City	Driftwood
County	Hays
State	TX
Zip Code	78619

## Amenities

Utilities	Cable Available, Electricity Connected, Propane, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Barbecue, Common Grounds/Area, Clubhouse, Courtyard, Equestrian Community, Fitness Center, Fishing, Game Room, Gated, Internet Access, Kitchen Facilities, Library, Playground, Park, Pool, Planned Social Activities, Putting Green, Sauna, See Remarks, Suburban, Tennis Court(s)
Parking	Additional Parking, Concrete, Door-Multi, Direct Access, Driveway, Garage, Oversized, Parking Pad, Private, Garage Faces Side, See Remarks
# of Garages	3
Garages	Garage Door Opener
View	Hills, Rural, Trees/Woods
Waterfront	None

## Interior

Interior	Carpet, Tile
Appliances	Built-In Electric Oven, Bar Fridge, Convection Oven, Cooktop, Dishwasher, Exhaust Fan, Disposal, Gas Water Heater, Microwave, Water Purifier Owned, Propane Cooktop, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Water Softener, Vented Exhaust Fan, Water Purifier
Heating	Central, Forced Air, Fireplace(s), Propane, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Gas Log, Great Room, Propane
# of Stories	1
Stories	One

## Exterior

Exterior Features	Gas Grill, In-Wall Pest Control System, Lighting, Outdoor Grill, Private Entrance, Rain Gutters, See Remarks, Uncovered Courtyard
Lot Description	Back Yard, Corner Lot, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Native Plants, Open Lot, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, See Remarks, Trees Small Size, Views
Windows	Double Pane Windows, Insulated Windows, Low Emissivity Windows, Plantation Shutters, Screens, Vinyl, Window Coverings, Window Treatments

Roof	Asphalt, Composition, Shingle
Construction	Blown-In Insulation, Frame, Masonry, Radiant Barrier, Stone, Stucco
Foundation	Slab

### **School Information**

District	Hays CISD
Elementary	Carpenter Hill
Middle	Eric Dahlstrom
High	Johnson High School