

# **\$1,325,000 - 228 Abbeyville Walk, Lakeway**

MLS® #8181877

---

## **\$1,325,000**

4 Bedroom, 4.00 Bathroom, 3,586 sqft

Residential on 0.40 Acres

Rough Hollow, Lakeway, TX

Ask about our access to creative financing options and programs, including "Buy First, Sell Later".

Welcome to 228 Abbeyville Walk in Rough Hollow. This semi Custom home is located in one of the most coveted neighborhoods in Rough Hollow, newly constructed, contemporary, rare single-story home sits on a 1/3 acre lot with breathtaking views of Lake Travis. Four bedroom, 3 1/2 bath, study, formal dining and game room. Wood flooring with custom finishes throughout the home, just some of the many upgrades and designer accents. Custom lighting, fans, electric remote window treatments and wired for surround sound inside and outside. The family Room has beautiful 15 foot ceilings with slider doors opening to the patio with Hill Country and Lake views. The common areas flow together beautifully for open-plan entertaining, anchored by a luxurious chef's kitchen. Granite countertops, Jen Air six burner cooktop, wine chiller, pull out drawers and custom finishes throughout. The stunning primary suite features, picturesque views of Lake Travis and the Hill Country, light-filled spa bath with his and her walk-in closets with custom cabinets, a stand alone soaking tub and a enormous walk-in shower with dual shower heads. Enjoy your tiled patio with a fireplace, built in grill, beverage refrigerator and sink. Included is a 3 car garage, custom cabinets and epoxy flooring. Rough Hollow is an award-winning resort style community on



the prestigious shores of Lake Travis only 30 minutes from downtown Austin. Enjoy the "Rough Life" at the yacht club, private marina and many year-round, family-friendly amenities. Rough Hollow is part of the renowned Lake Travis ISD.

Built in 2020

Essential Information

|                |                         |
|----------------|-------------------------|
| ListingFeed    | abor_vow                |
| MLS® #         | 8181877                 |
| List Price     | \$1,325,000             |
| Sale Price     | \$1,275,000             |
| Sale Date      | May 24th, 2023          |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,586                   |
| Acres          | 0.40                    |
| Year Built     | 2020                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 228 Abbeyville Walk |
| Subdivision | Rough Hollow        |
| City        | Lakeway             |
| County      | Travis              |
| State       | TX                  |
| Zip Code    | 78738               |

Amenities

|           |   |
|-----------|---|
| Utilities | Electricity Connected, Natural Gas Connected, Water Connected, Cable Available, Sewer Connected |
| Features  | Common Grounds/Area, Community Mailbox, Golf, Lake, Park, Playground, Pool, Trails/Paths        |

|              |  |
|--------------|--|
| Parking      | Attached, Driveway, Garage, Garage Faces Front |
| # of Garages | 3  |
| Garages      | Garage Door Opener                             |
| View         | Neighborhood                                   |
| Waterfront   | None   |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | Carpet, Tile, Wood  |
| Appliances      | Cooktop, Dishwasher, Disposal, Microwave, Exhaust Fan, Gas Oven, Gas Water Heater, Refrigerator |
| Heating         | Central   |
| Cooling         | Central Air   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Great Room  |
| # of Stories    | 1   |
| Stories         | One   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Rain Gutters, Outdoor Grill   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Sprinklers Automatic, Corner Lot |
| Windows           | Bay Window(s), Blinds, Screens                                      |
| Roof              | Composition, Shingle  |
| Construction      | Stucco, Stone Veneer  |
| Foundation        | Slab  |

### **School Information**

|            |                 |
|------------|-----------------|
| District   | Lake Travis ISD |
| Elementary | Serene Hills    |
| Middle     | Lake Travis     |
| High       | Lake Travis     |