

\$1,500,000 - 1201 Dusk Court, Lago Vista

MLS® #8209019

\$1,500,000

3 Bedroom, 2.00 Bathroom, 800 sqft
Residential on 2.83 Acres

Emerald Bend Sec 01, Lago Vista, TX

All offers to be in By 2/14 Noon! Incredible lakefront home and ALL ITEMS can convey*! Ready for you to come and enjoy lake living or use the home as an investment as STR or Air BnB! Situated on 3.3 acres of deep water, on the main body of Lake Travis, this home has some of the best views and lake access around. All furniture, boats, vehicles, trailers convey along with an additional lot, golf cart, riding lawnmower and MORE! The living area is at 709'± elevation and is grandfathered in. Lower level is open with 2 futon bunks, washer/dryer, sink and bathroom with shower. Upstairs is the full kitchen, living room, 2 bedrooms and 1 bathroom. Upper deck on front and back of home. There's a shed outside with commercial grade ice maker. The incredible boat dock is 2-story, approx 34' x 42', with a 60' cat walk (constructed in May 2019). It has 2 hydra-hoist boat lifts and two boats - 2018 Bennington Ponton Model 21SSRCXDI and 2015 Malibu Wakesetter. The two vehicles included are a 2008 Chrysler Aspen and 2013 Ford F-150. This location on the lake is special because it is less crowded than other parts and quieter. An easy ride on a boat or paddle board across the lake to the Lighthouse restaurant and Briarcliff marina is a fun getaway for dinner and music and also a convenient place for gas. Come and live the Austin lake dream! *There will be very few items that are personal to the sellers that will not convey- see small list in documents.*



Built in 1978

Essential Information

ListingFeed	abor_vow
MLS® #	8209019
List Price	\$1,500,000
Sale Price	\$1,449,500
Sale Date	February 28th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	800
Acres	2.83
Year Built	1978
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1201 Dusk Court
Subdivision	Emerald Bend Sec 01
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Natural Gas Not Available, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Conference/Meeting Room, Fitness Center, Fishing, Golf, Lake, Library, Playground, Park, Pool, Putting Green, Restaurant, Airport/Runway, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	Boat, Door-Single, Driveway, Garage, RV Access/Parking
View	Hills, Lake
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Boat Ramp/Lift Access

Interior

Interior	Laminate
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Appliances	Dryer, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Disposal, Ice Maker, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Balcony, Dock, Exterior Steps, Gas Grill, Outdoor Grill, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Near Golf Course, Few Trees
Windows	Drapes, Window Coverings, Window Treatments
Roof	Composition, Shingle
Construction	Cement Siding, Concrete
Foundation	Pillar/Post/Pier, Slab

School Information

District	Lago Vista ISD
Elementary	Lago Vista
Middle	Lago Vista
High	Lago Vista