

\$1,275,000 - 14953 Arrowhead Drive, Leander

MLS® #8315909

\$1,275,000

3 Bedroom, 2.00 Bathroom, 2,700 sqft
Residential on 0.42 Acres

Arrowhead Point 01, Leander, TX

Rare opportunity to own waterfront property on coveted Lake Travis. The backyard is breathtaking with an expansive flat lawn and cantilevered deck that allow you to fully enjoy the water, views, and epic sunsets. Walk down to your own private floating boat dock on a deep water cove (called Mack's Canyon). This charming waterfront property has endless possibilities ranging from a nature focused homestead to a weekend retreat to a turn key income producing property. While feeling remote, the property is close to all things Austin. It's just a 25 minute drive to downtown Austin, 10 minutes to nearby shopping, entertainment and dining with easy access to 620, and less than 15 minutes to the Austin Tech Corridor and Lakeline Mall. Don't forget to spoil yourself with a spa day only a short 5 minute drive away at the Miraval Austin Resort & Spa or drive only 2 miles to enjoy a day at Volente Beach Resort and Waterpark. Back at home you will enjoy numerous options to make this property your own. The quaint 1960's original lake house is a solid concrete structure with two stories that offer two separate living spaces plus a rare Texas basement. If space gets you going, then you might enjoy the recently built detached garage that offers a modern 1 bd/1ba apartment above the oversized 5 car showroom space and additional 2 car shop-height garage. The desirable lakefront lot benefits from engineered terraces with a recently installed aerobic septic system that



can accommodate the future development of a large estate up to 6 total bedrooms. This property neighbors Volente Village but is outside their restrictive regulations which offers nearly unlimited building options. Capitalize on majestic views and come live your lakefront vision. The original lake house is a 2 bed/2bath with a kitchen, one bedroom and living on the first floor. The second floor is accessed via an exterior staircase and has one unfinished bedroom and additional bathroom. The garage apartment is 1 bed/1 bath.

Built in 1962

Essential Information

ListingFeed	abor_vow
MLS® #	8315909
List Price	\$1,275,000
Sale Price	\$1,350,000
Sale Date	March 11th, 2022
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,700
Acres	0.42
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	14953 Arrowhead Drive
Subdivision	Arrowhead Point 01
City	Leander
County	Travis
State	TX
Zip Code	78641

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached, Boat, Concrete, Door-Multi, Garage, Oversized
# of Garages	7
View	Hills, Lake
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

Interior

Interior	Laminate, Tile
Appliances	Dishwasher, Free-Standing Electric Range, Disposal, Microwave
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Exterior Steps, Private Entrance, Private Yard
Lot Description	Trees Medium Size, Views
Windows	None
Roof	Composition
Construction	Brick, Wood Siding
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift