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

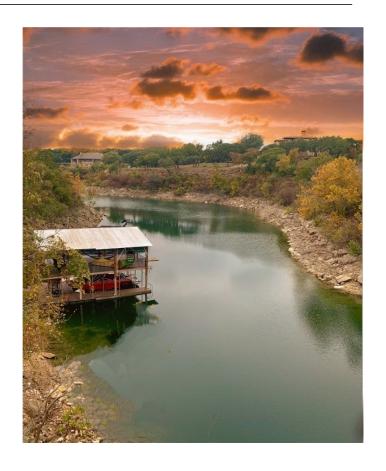
MLS® #8315909

# \$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