

# \$2,249,000 - 18612 Flying J Boulevard, Spicewood

MLS® #8367993

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## \$2,249,000

4 Bedroom, 4.00 Bathroom, 3,362 sqft  
Residential on 1.03 Acres

Reserve At Lake Travis, Spicewood, TX

Lake Living Redefined at The Reserve at Lake Travis! Incredible opportunity to own a beautiful lake view home in this highly desirable lakefront community that was the location for the 2015 Luxury Home Magazine Tour and the 2020 Austin's Home Builders Association Parade of Homes. Whether it's your primary residence or secondary home for an escape to the lake, you will fall in love with all this home has to offer. This home is being sold furnished. Built for entertaining, plenty of room for family and friends and showcasing Texas Hill Country Modern architecture allowing lake and hill country views to come in. This home has 4 bedrooms (3 on main level / 1 on second floor) and 4 full baths with a bonus room with built in bunks for additional guests. Beautiful Outdoors offers multiple decks for entertaining, a fire pit and dog run. Enjoy the resort style amenities that The Reserve has to offer including an Award Winning 150 Slip Yacht Marina accessible by golf cart, Lazy River Swim Park and Grill, Family Activity Barn Clubhouse, Lakeside Lodge, Tennis Court and Fishing Pond.



Built in 2018

## Essential Information

ListingFeed	abor_vow
MLS® #	8367993
List Price	\$2,249,000

Sale Price	\$2,195,000
Sale Date	July 13th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,362
Acres	1.03
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	18612 Flying J Boulevard
Subdivision	Reserve At Lake Travis
City	Spicewood
County	Travis
State	TX
Zip Code	78669

### **Amenities**

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Water Connected, Underground Utilities
Features	Barbecue, Business Center, Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Fishing, Game Room, Gated, Internet Access, Lake, Playground, Park, Pool, Planned Social Activities, Putting Green, Restaurant, Tennis Court(s), Trails/Paths
Parking	Attached, Garage Faces Front, Inside Entrance
# of Garages	3
View	Hills, Lake, Panoramic, Water
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Cooktop, Dryer, Gas Cooktop, Disposal, Ice Maker, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Washer
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Zoned

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Gas, Great Room, Heatilator
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Barbecue, Dog Run, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Views
Windows	Blinds, Double Pane Windows, Drapes, ENERGY STAR Qualified Windows, Plantation Shutters, Window Coverings, Window Treatments
Roof	Metal
Construction	Stone, Stucco, Wood Siding
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	West Cypress Hills
Middle	Lake Travis
High	Lake Travis