

\$1,195,000 - 403 Rocky Coast Drive, Lakeway

MLS® #8633817

\$1,195,000

3 Bedroom, 3.00 Bathroom, 3,229 sqft
Residential on 0.27 Acres

Rough Hollow Sec 5a, Lakeway, TX

Centrally located seconds away from all amenities, East Rim is the perfect enclave in Rough Hollow. 403 Rocky Coast backs to wooded greenbelt and creek with panoramic views of the canyon from a private covered patio and most every room. Bright kitchen with white cabinets, large working island, granite surfaces, stainless appliance package, butler's pantry and recent lighting fixtures opens to living and dining spaces with hardwood flooring. Dedicated office with additional work nook, and 2 guest rooms all on main level. Upper level has a large game room, which owner has used as a 4th bedroom from time to time, complete with half bath. Spacious master suite on main level with view windows, and large walk-in closet. 2 dining spaces are perfect for entertaining guests and family. In addition to HOA fees, each owner pays for mandatory yacht club membership (approx \$81/mo). Rough Hollow is a world class waterfront community. Residents have unprecedented access to an array of unique amenities, including complimentary paddleboards and kayaks, 22 miles of hike and bike trails, member access to the Yacht Club & Marina, NEW fitness center just opened with cardio & free-weight rooms and Highland Village – the water-themed community center. Highland village features Children's Zero Depth Entry Pool, Splash Pad, Adult Pool with Swim-Up Bar, Lazy River, Event Pavilion with Demonstration Kitchen, Playscape, Amphitheater for free live music,



Tennis, Pickleball & Basketball Courts, Soccer Field, Sand Volleyball and Dog Park. Prime location also provides quick access to Hills of Lakeway, Flintrock Country Clubs and city parks

Built in 2010

Essential Information

ListingFeed	abor_vow
MLS® #	8633817
List Price	\$1,195,000
Sale Price	\$1,180,000
Sale Date	June 9th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,229
Acres	0.27
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	403 Rocky Coast Drive
Subdivision	Rough Hollow Sec 5a
City	Lakeway
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Community Mailbox, Fitness Center, Golf, Playground, Park, Pool, Restaurant, Tennis Court(s), Trails/Paths
Parking	Door-Multi, Garage Faces Front, Garage
# of Garages	2

View	Canyon, Park/Greenbelt, Hills, Trees/Woods
Waterfront	Lake Privileges

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Disposal, Microwave, Oven, Propane Cooktop, Refrigerator
Heating	Central
Cooling	Central Air, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Backs to Greenbelt/Park, Near Golf Course, Moderate Trees, Sprinklers In Ground, Views
Windows	Vinyl, Window Coverings
Roof	Tile
Construction	Brick, Stone, Stucco
Foundation	Slab

School Information

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