

# **\$1,900,000 - 300 Lakefront Drive, Point Venture**

MLS® #8640882

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## **\$1,900,000**

4 Bedroom, 3.00 Bathroom, 2,535 sqft  
Residential on 3.04 Acres

Point Venture Sec 05, Point Venture, TX

Stunning waterfront home on the resort peninsula of Point Venture on North Lake Travis! Get away from it all, enjoy the beautiful sunsets & splash in the lake all day. Great amenities within an easy walk or golf cart ride include FREE golfing, a floating restaurant, junior Olympic size swimming pool, 90 acre waterfront park & so much more! This is a resort lifestyle for full-time living, entertaining, or using as a second home/income producing short term rental. Custom home built Silverton! The sellers are NOT to be contacted at all. Any inquiries should go through Emily Dieckmann. Land ownership extends to the middle of lake. Designed for all your desires & needs. Upon entry there is an oversized closet that is, in fact, an elevator shaft. Crown molding, plantation shutters, built-in office & lots & lots of storage. In 2012, both decks remodeled & expanded. 26' x 24'! Do your entertaining on the high deck, or the private guest deck (that is wired & ready for a hot tub!). Winding pathway allows driving down to the lake & boat dock. Upstairs, the living area is large & bright. Opening into the kitchen & formal dining area, every room has an astonishing view of the lake. Windows that overlook the lake have high-end motorized shades that are on a remote control system. Gas burning fireplace situated in the corner of the living room and a huge kitchen island that can hold eight or more barstools. A big walk-in pantry and true custom cabinets with KitchenAid and Jenn-Air Appliances invite all



cooks and chefs! Enter into the master suite through French doors and orient your bed to overlook the lake. The large master bathroom has been remodeled since the home was built and you have to check out the "his/hers" 12' x 15' closet! 900 sf garage has all the built-ins you can imagine. Golf cart garage & overhead storage- powered up & down by the ease of a button. Completely drive through garage. Creativity awaits you in the huge workshop with insulated garage doors.

Built in 2002

### Essential Information

ListingFeed	abor_vow
MLS® #	8640882
List Price	\$1,900,000
Sale Price	\$1,900,000
Sale Date	April 29th, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,535
Acres	3.04
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	300 Lakefront Drive
Subdivision	Point Venture Sec 05
City	Point Venture
County	Travis
State	TX
Zip Code	78645

### Amenities

Utilities	Sewer Connected, Water Connected, Underground Utilities
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Features	Common Grounds/Area, Clubhouse, Fitness Center, Fishing, Golf, Lake, Playground, Park, Pool, Planned Social Activities, Putting Green, Restaurant, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	Attached, Direct Access, Door-Single, Driveway, Garage Faces Front, Garage, Inside Entrance, Off Street, Oversized, Private, Storage, Workshop in Garage
# of Garages	2
Garages	Garage Door Opener
View	Hills, Lake, Panoramic, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront

### **Interior**

Interior	Carpet, Wood
Appliances	Built-In Electric Oven, Dishwasher, Disposal, Microwave, Oven, Stainless Steel Appliance(s)
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Lighting, Rain Gutters
Lot Description	Back Yard, Front Yard, Near Golf Course, Landscaped, Moderate Trees, Views, Waterfall
Windows	Blinds, Double Pane Windows, Drapes, Plantation Shutters, Screens, See Remarks, Window Coverings, Window Treatments
Roof	Metal
Construction	Stucco, Wood Siding
Foundation	Slab

### **School Information**

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