

# **\$1,149,990 - 704 Bluffwater Way, Lago Vista**

MLS® #8754494

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## **\$1,149,990**

4 Bedroom, 4.00 Bathroom, 3,260 sqft

Residential on 0.47 Acres

Waterford On Lake Travis Sec 4, Lago Vista, TX

This unique property is located in the exclusive community of Waterford on Lake Travis, surrounded by the Lake Travis and only other high end designed properties. This community features a private gated entrance and direct access to the Waterford Marina only a few blocks from the home. Luxury never felt so natural! This exclusive architectural design combines beauty, functionality and luxury in every detail, this is a home to enjoy from every corner. The magic of this contemporary open concept with wide spaces full of light, creates a warm and welcoming atmosphere that makes you feel immediately at home. There is nothing ordinary in this home, from the magnificent windows and doors, wood and big format tile floors to the kitchen cabinets, countertops and fully finished closets, every single material was carefully selected from the USA and abroad. Stunning kitchen with waterfall-finish quartz countertops and multiple cabinet space, not only for your kitchen items but everything you need! Owners retreat is a private paradise secluded from the other bedrooms with a spa-style bathroom and its own private porch. The secondary bedrooms are enhanced with walk-in closets custom designed and full bathrooms with self-lit LED lights and anti-fog mirrors. The guest bedroom/office also has access to an incredible beautiful full bath, everyone is important in this home. This home features imported Acacia finished exotic brazilian Parota wood floors and interior/exterior doors and closets. Also



imported; double glass windows and kitchen cabinets. Technology features include 4 Smart Nest thermostats, Smart Garage Doors Openers and RING Video Doorbell.

Built in 2023

**Essential Information**

ListingFeed	abor_vow
MLS® #	8754494
List Price	\$1,149,990
Sale Price	\$1,100,000
Sale Date	November 29th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,260
Acres	0.47
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

**Community Information**

Address	704 Bluffwater Way
Subdivision	Waterford On Lake Travis Sec 4
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

**Amenities**

Utilities	Electricity Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Gated, Lake
Parking	Attached, Door-Multi, Garage, Garage Faces Side, See Remarks
# of Garages	3
Garages	Garage Door Opener
View	City

Waterfront	None
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### **Interior**

Interior	Tile, Wood
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Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Microwave, Stainless Steel Appliance(s)
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Heating	Central, Electric, Fireplace(s)
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Cooling	Central Air, Electric
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Decorative, Electric, Family Room, Insert
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# of Stories	1
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Stories	One
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### **Exterior**

Exterior Features	Rain Gutters
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Lot Description	Cul-De-Sac, Sprinklers In Rear, Sprinklers In Front, Sprinklers Automatic, Trees Medium Size
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Windows	Double Pane Windows, Insulated Windows
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Roof	Metal
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Construction	Brick, Stucco
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Foundation	Slab
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### **School Information**

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