

\$1,395,000 - 205 Martinique Pass, Lakeway

MLS® #8937224

\$1,395,000

5 Bedroom, 4.00 Bathroom, 4,325 sqft
Residential on 0.30 Acres

Enclave at Rough Hollow, Lakeway, TX

THE LUXURY OF LAKE LIVING and just minutes from the water's edge at Lake Travis, this updated home is packed with design features & geared for entertaining. A two-story foyer with curved staircase is enhanced by the open plan interior which maintains the emphasis on a relaxed, contemporary lifestyle. The home exudes a seamless floorplan & functionality by a large open area that accommodates the island kitchen, informal dining, two story great room, and fenced level back yard with room for a pool. The indoors and outdoors merge to become one spacious living area by the two-story windows that open out onto a dual level covered outdoor living area with views for miles and backing to greenbelt, complimenting the feeling of space & openness. The master suite with lounge area presents a sumptuous bath with artisan granite counters, frameless glass shower and separate soaking tub. A conveniently located first floor guest suite with high ceilings can also be used as a second office or downstairs flex area. Private office with French doors and views will make tasks more relaxing. Hardwood floors adorn most areas except wet zones and secondary bedrooms. Secondary floor includes an additional living area, media room, three additional bedrooms and two baths. Four car garage! Home is ready for immediate move-in just in time for the school year. The Enclave at Rough Hollow is ideally positioned for living convenience only one minute from the Rough



Hollow Marina and Grille. Exemplary Lake Travis Schools are just minutes away. The Enclave affords tile roofs and a gated, quiet street setting. Rough Hollow offers an onsite marina and restaurant, 4 pools with lazy river, an 18+ only pool, sport pool, and pool with food and bar service, play scape and park areas, tennis, basketball, pickle, and bocce ball courts, dog park, soccer fields, two pavilions, 23 miles of trails, stand up paddle boards, kayaks, ship store, and an onsite activity and HOA director.

Built in 2014

Essential Information

ListingFeed	abor_vow
MLS® #	8937224
List Price	\$1,395,000
Sale Price	\$1,320,000
Sale Date	September 26th, 2022
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,325
Acres	0.30
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	205 Martinique Pass
Subdivision	Enclave at Rough Hollow
City	Lakeway
County	Travis
State	TX
Zip Code	78734

Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, Fiber Optic Available, High Speed Internet Available, Propane, Phone Connected, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Gated, Internet Access, Kitchen Facilities, Lake, Pet Amenities, Playground, Park, Property Manager On-Site, Pool, Planned Social Activities, Restaurant, Sport Court(s), Street Lights, Sidewalks, Tennis Court(s), Trash Pickup Door to Door, Trails/Paths
Parking	Attached, Concrete, Door-Multi, Driveway, Garage Faces Front, Garage, Inside Entrance, Kitchen Level, Garage Faces Side
# of Garages	4
Garages	Garage Door Opener
View	Park/Greenbelt, Hills, Neighborhood, Panoramic
Waterfront	Lake Privileges

Interior

Interior	Carpet, Tile, Wood
Appliances	Bar Fridge, Built-In Oven, Convection Oven, Double Oven, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, Free-Standing Refrigerator, Disposal, Gas Water Heater, Microwave, Propane Cooktop, Plumbed For Ice Maker, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan, Washer
Heating	Ceiling, Central, Exhaust Fan, Electric, Forced Air, Fireplace(s), Propane, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas Log, Propane, Insert
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Lighting, Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Backs to Greenbelt/Park, Gentle Sloping, Interior Lot, Landscaped, Level, Moderate Trees, Native Plants, Sprinklers Automatic, Trees Medium Size, Trees Small Size, Views
Windows	Blinds, Bay Window(s), Double Pane Windows, Insulated Windows, Screens, Vinyl
Roof	Barrel, Concrete, Tile
Construction	Blown-In Insulation, Frame, Glass, Masonry, Concrete, Stone Veneer,

Stucco

Foundation

Slab

School Information

District

Lake Travis ISD

Elementary

Serene Hills

Middle

Lake Travis

High

Lake Travis