

\$1,099,000 - 1809 Resaca Boulevard, Austin

MLS® #9123843

\$1,099,000

5 Bedroom, 5.00 Bathroom, 5,231 sqft
Residential on 0.47 Acres

Lake Pointe Sec 08, Austin, TX

Nestled in the prestigious Lake Point neighborhood just off Bee Cave Rd and a short drive from downtown, this luxury home offers an exceptional living experience, featuring 5 bedrooms and 5 full baths within its spacious 5,231 sqft layout. The house sits on nearly half an acre and backs onto a greenbelt, home to a bird sanctuary that creates a tranquil ambiance. The expansive deck allows you to enjoy your morning coffee with breathtaking views and the morning sunrise. Tall ceilings welcome you as you walk into the house, followed by the inviting wet bar adorned with matching built-in wood cabinetry, mirroring the elegance and sophistication of the formal dining space. Two living areas provide ample space for both entertainment and relaxation. The kitchen boasts an expansive island, and top-of-the-line Jen Air appliances define the culinary excellence of this home.

The primary bedroom on the main level features an en-suite bath with a soaking tub, a walk-in shower, two vanities, and a spacious walk-in closet. The main level also offers an office/nursery/6th bedroom with a full en-suite bath.

The second level highlights an expansive game room, with dual staircases guiding you to four generously sized bedrooms with walk-in closets, three full baths, a versatile library with built-in bookshelving, and ample storage. An emblem of energy efficiency, this home distinguishes itself with its thoughtfully installed



solar panels and UV screens, enhancing your comfort while significantly reducing costs.

Enjoy all the activities that Lake Point has to offer, with amenities including a Swim Center, basketball court, tennis court, playgrounds, and an extensive network of trails for both hiking and biking. Notably, a dedicated trail leads to Lake Austin and the Hill Country Galleria, providing a seamless connection for shopping and dining experiences.

Served by the sought-after LTISD, this property offers not just a home, but a lifestyle.

Built in 2001

Essential Information

ListingFeed	abor_vow
MLS® #	9123843
List Price	\$1,099,000
Sale Price	\$1,092,000
Sale Date	December 8th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	5,231
Acres	0.47
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1809 Resaca Boulevard
Subdivision	Lake Pointe Sec 08
City	Austin
County	Travis
State	TX
Zip Code	78738

Amenities

Utilities	Propane, Underground Utilities, Water Connected
Features	Common Grounds/Area, Lake, Playground, Park, Pool, Sport Court(s), Sidewalks, Tennis Court(s), Trails/Paths
Parking	Attached, Garage
# of Garages	2
View	Hills, Panoramic, Trees/Woods
Waterfront	None

Interior

Interior	Laminate, Tile
Appliances	Built-In Electric Oven, Cooktop, Dishwasher, Propane Cooktop
Heating	Central
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, See Remarks
Lot Description	Back Yard, Backs to Greenbelt/Park, Trees Large Size, Trees Medium Size, Views
Windows	Aluminum Frames, Solar Screens
Roof	Composition, Shingle
Construction	Brick
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Lake Pointe
Middle	Bee Cave Middle School
High	Lake Travis