

# \$1,600,000 - 108 Tempranillo Way, Austin

MLS® #9210297

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## \$1,600,000

5 Bedroom, 6.00 Bathroom, 4,342 sqft  
Residential on 0.31 Acres

Lakeway Highlands Ph 1 Sec 7a, Austin, TX

Welcome to your dream home! Nestled within walking distance of the day dock on Lake Travis, this residence is a perfect blend of luxury and functionality. The moment you step inside through the double entry front doors, you'll be captivated by the allure of the open floor plan. The kitchen looks straight out of a magazine and is truly an entertainer's delight. Impeccable design choices abound throughout the home, with an oversized island, shaker-style cabinetry, wood flooring, granite counters, under-cabinet lighting, and stainless steel built-in gas cooking appliances. The tile fireplace surround extends to the ceiling, adding a touch of sophistication. Natural light floods the space through numerous windows, complementing the soaring ceilings and 8-foot doors that accentuate the overall grandeur. This thoughtfully designed home offers flexibility with an oversized study, game room, and downstairs guest suite with private entry. The game room is pre-plumbed for a wet bar, promising endless entertainment possibilities. Step outside to discover the multi-level outdoor living space, complete with an outdoor kitchen and entertaining area that overlooks the stunning pool—an oasis of relaxation and enjoyment. Not only does this residence epitomize luxury living, but it also provides access to the exclusive amenities of Rough Hollow. Dive into the community spirit with a splash pad, lazy river, and an adult pool with a tiki bar. The marina and yacht club offer opportunities for lake adventures, while a



lakeside restaurant ensures culinary delights. Miles of walking trails lead to the picturesque Lake Travis, and a fitness center, pickleball courts, basketball courts, and free fitness classes cater to an active lifestyle. Embrace the vibrant and social atmosphere of Rough Hollow, where every day is an opportunity to live life to the fullest. This property is more than a home; it's a lifestyle waiting to be embraced. Welcome to your new chapter of luxurious lakeside living!

Built in 2017

### Essential Information

ListingFeed	abor_vow
MLS® #	9210297
List Price	\$1,600,000
Sale Price	\$1,600,000
Sale Date	January 16th, 2024
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,342
Acres	0.31
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	108 Tempranillo Way
Subdivision	Lakeway Highlands Ph 1 Sec 7a
City	Austin
County	Travis
State	TX
Zip Code	78738

### Amenities

Utilities	Electricity Connected, Propane, Underground Utilities, Water Connected
Features	Clubhouse, Community Mailbox, Curbs, Fitness Center, Playground, Pool, Planned Social Activities, Sport Court(s), Sidewalks, Tennis Court(s), Trails/Paths
Parking	Attached, Garage Faces Side
# of Garages	3
View	Neighborhood
Waterfront	None
Has Pool	Yes

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Self Cleaning Oven
Heating	Central, Propane
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Rain Gutters
Lot Description	Corner Lot, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Windows	Blinds
Roof	Composition
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Rough Hollow
Middle	Lake Travis
High	Lake Travis