

\$1,150,000 - 8149 Breeze Way, Jonestown

MLS® #9499292

\$1,150,000

3 Bedroom, 4.00 Bathroom, 3,132 sqft
Residential on 2.08 Acres

High Hat Mountain, Jonestown, TX

Welcome to elevated lake and Hill Country living, with spectacular views of the lake or canyon from almost every room! Features include travertine floors and wood-look tile, central vac system, two instant hot water tanks, foam insulation, detailed trim work, extra high ceilings with customized ceiling elements, and a large three car garage. Archways and interior stonework make this home a one-of-a kind gem. A well thought out home, the oversized master is located on the opposite side from the secondary bedrooms, with a private patio access door. The gourmet kitchen has glass upper cabinets with lots of storage, including many drawers, and features a gas range and an ice maker. The huge butler's pantry includes lots of workspace, more custom cabinetry, and an extra fridge. With two side porches, one porch is very large and extends the length of the home allowing you sweeping views from the top of High Hat Mountain and overlooking the lake. This huge porch includes an outdoor kitchen with a sink, counter space, a small built-in fridge, and a large gas grill, making this the hang-out spot for game day or for an unrivaled night skyline view (hello, 4th of July fireworks)! The second porch has a small covered sitting patio with extra fencing for the pets and children to play and a circular stone paver area which is perfect for a firepit to roast marshmallows, with your own extensive wooded area just beyond that. The secondary bedrooms each have their own private bathrooms, and they are



separated by a handsome study with a built-in full-sized Murphy bed for your guests. Enjoy fine arts or live music, a dip in the lake or hiking trails within just a few minutes.

Built in 2015

Essential Information

ListingFeed	abor_vow
MLS® #	9499292
List Price	\$1,150,000
Sale Price	\$1,150,000
Sale Date	May 19th, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,132
Acres	2.08
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	8149 Breeze Way
Subdivision	High Hat Mountain
City	Jonestown
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Sewer Connected, Water Connected
Features	Lake, Park
Parking	Attached, Garage, Garage Faces Side
# of Garages	3
View	Hills, Lake, Panoramic, Trees/Woods

Waterfront	None
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Interior

Interior	Carpet, Stone, Wood
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Appliances	Dishwasher, Exhaust Fan, Free-Standing Gas Range, Disposal, Gas Water Heater, Microwave, Oven, Stainless Steel Appliance(s)
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Heating	Central, Fireplace(s)
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Cooling	Central Air, Ceiling Fan(s)
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Family Room, Masonry
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# of Stories	1
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Stories	One
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Exterior

Exterior Features	Barbecue, Exterior Steps, Rain Gutters
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Lot Description	Bluff, Corner Lot, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
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Windows	Double Pane Windows, Window Treatments
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Roof	Composition, Shingle
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Construction	Masonry, Stone, 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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