

# \$2,375,000 - 310 Tempranillo Way, Lakeway

MLS® #9545530

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## \$2,375,000

4 Bedroom, 5.00 Bathroom, 4,456 sqft  
Residential on 0.29 Acres

Lakeway Highlands Ph 1 Sec 7a, Lakeway, TX

Enjoy Modern Lake Living! Built canyon side in the popular Rough Hollow community of Lakeside, this open and light home is an entertainer's dream. Large slider doors open the main living and dining areas to the outdoor space and unique custom pool to take advantage of the scenic views and extended visual openness. This soft modern home is professionally decorated in neutral tones with features such as custom built-ins, French doors leading to a fully functional office, recessed and accent lighting and a well thought out floor plan and flow. Floor to ceiling cabinets, built-ins and storage in the kitchen with double ovens, 6-burner stove and generous pantry are perfect for the cook in the family. Rooms are all generously sized with neutral colors throughout. Enjoy the coffee bar and large picture windows to the canyon in the owners retreat as the day begins. The second bedroom down has a closet that seems to go on forever and a bath area accessible for pool guests. The Rough Hollow Development offers miles of walking and biking trails, pickle ball and tennis courts, a lazy river/multi-pool swim area and so much more.



Built in 2015

## Essential Information

ListingFeed	abor_vow
MLS® #	9545530

List Price	\$2,375,000
Sale Price	\$2,300,000
Sale Date	June 2nd, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,456
Acres	0.29
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	310 Tempranillo Way
Subdivision	Lakeway Highlands Ph 1 Sec 7a
City	Lakeway
County	Travis
State	TX
Zip Code	78738

### **Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Propane, Sewer Available, Water Available
Features	Dog Park, Fitness Center, Internet Access, Lake, Park, Property Manager On-Site, Pool, Planned Social Activities, Restaurant, Airport/Runway, Tennis Court(s), Trails/Paths
Parking	Garage Faces Front, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Canyon, Park/Greenbelt, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Range, Built-In Refrigerator, Double Oven, Dishwasher, Disposal, Gas Water Heater, Microwave, Oven, Refrigerator, Self Cleaning Oven, Stainless Steel Appliance(s)

Heating	Central, Fireplace(s), Propane, Zoned
Cooling	Central Air, Ceiling Fan(s), Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Outside
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Lighting, Rain Gutters, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers On Side, Views
Windows	Blinds, Screens, Window Treatments
Roof	Flat Tile, Tile
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

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