

# \$2,500,000 - 40 Water Front Avenue, Lakeway

MLS® #9624141

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## \$2,500,000

4 Bedroom, 5.00 Bathroom, 5,643 sqft  
Residential on 1.16 Acres

Water Front, Lakeway, TX

WATER views, WATER front, WATER access (185 ft). Luxury waterfront estate in prestigious gated community nestled in the rolling hills of Lakeway. This retreat with unparalleled views of the lake and hill country sits on over an acre and is beautifully positioned overlooking Lake Travis. The fully fenced in grassy backyard leads down to the gate accessing a path to the lake. It is spectacular with a negative edge pool and spa, built-in summer kitchen, fireplace and a wide covered patio for alfresco dining, watching TV, enjoying happy hour - the list goes on. All of this grandeur can be accessed through a wall of expansive glass doors from the game room, kitchen, living room, pool bath and even Primary bedroom, creating a seamless blend of indoor/outdoor casual luxury. This extraordinary home offers unsurpassed custom craftsmanship throughout with immeasurable functional spaces including his/hers offices, huge game room, wine cellar and formal dining area. With an additional large living up and two built-in study stations you'll again enjoy enormous windows and balconies which provide breathtaking view from this 5643 sq ft timeless abode. Youâ€™™ll never miss the party in the massive Chefs gourmet kitchen with a wrap around service bar, designer stainless steel appliances, incredible storage and breakfast area - all overlooking the inviting family room and of course the outdoor views. This entertainers dream with impeccable detailing and fantastic living spaces is designed to take in the



enormous views of the lake and surrounding hill country. The primary suite on the main floor offers a luxury double-vanity bath, huge his/hers closets with custom built-ins and many nights stargazing from the separate sitting/reading/coffee bar room. Enjoy lake living to the fullest in Lakeway's fabulous Water Front community! Zoned for the acclaimed Lake Travis ISD. Visit <http://bit.ly/40WaterFrontAveTour> for a video walkthrough.

Built in 2001

### Essential Information

ListingFeed	abor_vow
MLS® #	9624141
List Price	\$2,500,000
Sale Price	\$2,350,000
Sale Date	July 29th, 2021
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	5,643
Acres	1.16
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	40 Water Front Avenue
Subdivision	Water Front
City	Lakeway
County	Travis
State	TX
Zip Code	78734

### Amenities

Utilities	Electricity Available, Fiber Optic Available, Natural Gas Available
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Features	Common Grounds/Area, Clubhouse, Dog Park, Golf, Gated, Lake, Playground, Pool, Airport/Runway, Trails/Paths
Parking	Attached, Door-Multi, Garage, Workshop in Garage
# of Garages	3
Garages	Garage Door Opener
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront
Has Pool	Yes

### **Interior**

Interior	Carpet, Stone, Tile
Appliances	Built-In Oven, Double Oven, Dishwasher, Disposal, Gas Water Heater, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Outside
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Barbecue, Exterior Steps, Outdoor Grill
Lot Description	Gentle Sloping, Sprinklers Automatic, Trees Large Size, Trees Medium Size
Windows	Skylight(s), Window Treatments
Roof	Tile
Construction	Stone Veneer, Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	Serene Hills
Middle	Hudson Bend
High	Lake Travis