

\$1,425,000 - 2804 Lohmans Ford Road A, Lago Vista

MLS® #9834151

\$1,425,000

3 Bedroom, 3.00 Bathroom, 2,772 sqft
Residential on 0.88 Acres

Lohmans Ford Condo, Lago Vista, TX

RARE waterfront fully furnished home in private, exclusive, gated community w/STUNNING, PANORAMIC, DEEP WATER Lake Travis Views!*Hill country property includes boat dock (deep water), 2 jet ski lifts & a soothing hot tub*LOW TAXES*Expansive double decks (main level + upper level w/low maintenance, high-quality trex decking) provide multiple seating areas (covered & uncovered) w/plenty of room for entertaining*Decks boast absolutely gorgeous views from every angle*Welcoming hot tub overlooking Lake Travis also has it's own deck w/an even more relaxing option for unbeatable views*Enjoy resort-style living w/ endless recreational water activities (swimming, boating, jet skiing, & exploring nearby coves) + fishing directly from property (see video of catfish at dock!)*Spend quiet moments on the deck enjoying your morning coffee or entertaining guests enjoying evening dinner & drinks w/sunset views!*This lovely, well-maintained home offers neutral tile throughout main level, spacious kitchen, granite counters, stainless steel appliances, breakfast bar, wet bar, dining room, oversized gathering room (door exits to spacious deck) w/Lake Travis views, primary bedroom (wood floors & more incredible views) downstairs & primary bathroom suite, walk-in closet, plus half bath*Upstairs loft w/built-ins & desk, large game room (tile flooring), two secondary bedrooms-carpeted (one with full Lake Travis views) & secondary bathroom*Explore even



more recreational opportunities through nearby Lake Travis Zipline Adventures, Lago Vista Golf Course, restaurants, shopping, wine-country vineyards & more*Only 50 minutes to downtown Austin*HOA includes landscaping/common grounds, trash, & tram leading to boat dock (personal boat dock to right of tram & jet ski lifts convey w/property)*Well water*Newer Roof*This secluded community has only 4 homes (detached single-family style home in 25% interest condo regime) offers best of both worlds for easy living directly on the deep water at all times!

Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	9834151
List Price	\$1,425,000
Sale Price	\$1,280,000
Sale Date	August 25th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,772
Acres	0.88
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2804 Lohmans Ford Road A
Subdivision	Lohmans Ford Condo
City	Lago Vista
County	Travis
State	TX

Zip Code 78645

Amenities

Utilities Electricity Available, Natural Gas Not Available, Underground Utilities
Features Common Grounds/Area, Golf, Gated, Lake, Airport/Runway
Parking Attached, Garage Faces Front, Open
of Garages 2
View Hills, Lake, Panoramic, River
Is Waterfront Yes
Waterfront Lake Front, Lake Privileges, See Remarks, Waterfront, Boat Ramp/Lift Access

Interior

Interior Carpet, Stone, Wood
Appliances Dryer, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Water Heater, Disposal, Microwave, Oven, Water Purifier Owned, Refrigerator, Water Softener Owned, Wine Refrigerator, Washer
Heating Central, Heat Pump
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room
of Stories 2
Stories Two

Exterior

Exterior Features Boat Lift, Boat Slip, Exterior Steps, Arbor
Lot Description Front Yard, Sprinklers Automatic, See Remarks
Windows Window Treatments
Roof Composition
Construction HardiPlank Type, Masonry, Stone Veneer, Stucco
Foundation Slab

School Information

District Lago Vista ISD
Elementary Lago Vista
Middle Lago Vista
High Lago Vista