

# **\$1,315,000 - 305 Westwater Court, Lago Vista**

MLS® #9897480

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## **\$1,315,000**

4 Bedroom, 4.00 Bathroom, 3,716 sqft

Residential on 0.75 Acres

Waterford On Lake Travis Sec 4, Lago Vista, TX

**SALE PENDING BUT WE HAVE OTHERS.**

Please contact your Real Estate Agent to inquire about a similar model breaking ground soon.



Homes crafted by Gregory Sells are works of art and 305 Westwater Ct is destined to be a masterpiece.

Waterford On Lake Travis is a prestigious, quiet, gated community with larger lots and newer homes. Custom plans were drawn to fit this particular lot. The estate is waterfront, with the home situated out of the floodplain on the high side of the parcel providing spectacular views .The marina is just steps away.

Large primary bedroom and bath are situated to provide privacy from the entertainment areas. Nice sized guest bedrooms are located on the opposite side of the house. Sleek fireplace in Great Room with glass overlooking the lake and ravine. Study off foyer also showcases the views. Second level supplies a fourth bedroom with walk-in closet, full bath, Flex room with wet bar, glass wall overlooking the plunging drop to the cove as well as providing access to the 34 x 13 second-story walk-out patio which provides broader panoramic hill country and stunning lake views.

Kitchen Aid appliances including 48" gas cooktop, built-in double oven, microwave, dishwasher, 48" built-in refrigerator as well as additional prep sink. 5x10 quartz island. Outdoor kitchen with gas grill.

Black standing-seam metal roof, foam insulation, masonry exterior with ipe wood accents. 54" 9 foot glass and iron pivot entry door. 16' Pella patio door. Over-sized grey porcelain floor tile. Black LED strip lighting, flat black hardware and faucets. Three bay garage with car charging station. Hill country xeriscaping. Room for fence and pool. Tasteful finishes and high-end fixtures have been meticulously selected. This home may be deserving of your attention. Move in October 30, 2021.

Built in 2020

### Essential Information

ListingFeed	abor_vow
MLS® #	9897480
List Price	\$1,315,000
Sale Price	\$1,364,366
Sale Date	December 20th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,716
Acres	0.75
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	305 Westwater Court
Subdivision	Waterford On Lake Travis Sec 4
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

## Amenities

Utilities	Electricity Connected, Natural Gas Not Available, Propane, Sewer Connected, Water Connected
Features	Community Mailbox
Parking	Concrete, Door-Multi, Driveway, Garage, Inside Entrance, Kitchen Level, Lighted, Oversized, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Lake, Panoramic, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Waterfront

## Interior

Interior	Slate, Stone
Appliances	Built-In Gas Oven, Built-In Gas Range, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Refrigerator
Heating	Central, Forced Air, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Stories	One and One Half

## Exterior

Exterior Features	Balcony, Barbecue, Gas Grill, Lighting, Outdoor Grill, Rain Gutters
Lot Description	Bluff, Sprinklers Automatic, Sprinklers In Ground, Views
Windows	See Remarks
Roof	Metal
Construction	Attic/Crawl Hatchway(s) Insulated, Cedar, ICAT Recessed Lighting, Stone, Spray Foam Insulation, Stucco, Wood Siding
Foundation	Slab

## School Information

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