

\$2,295,000 - 7504 And 7508 Reed Drive, Volente

MLS® #9967415

\$2,295,000

7 Bedroom, 7.00 Bathroom, 6,568 sqft
Residential on 1.50 Acres

Lake Travis 04, Volente, TX

2 adjacent waterfront properties offered together as a package- 7504 Reed Dr. and 7508 Reed Dr. The list price for both properties combined is \$2.295 million. Private Dock on a deep water cove! Park like setting! The properties offer a gorgeous treed setting, tons of privacy, and loads of space. Very hard to find this much gently sloping usable this close to the lake. Houses set back from the road for privacy. Feels like a true compound. Numerous decks and patios, a nice workshop/studio, sheds, Swim Spa/hot tub combo for exercise and relaxing.

7508 Reed (the updated house in all the images) is move in ready and would make an excellent lake side retreat, full time residence, or short term rental. It boasts a spacious totally remodeled kitchen with granite countertops, open floor plan, center island, and recent cabinetry. The living room has beautiful vintage features and a wall of patio doors leading to a huge deck. Upstairs is an enormous master suite with steam shower, a private patio a workout room, and another bedroom.

7504 Reed offers the major selling points of 2 separate half acre waterfront lots and an attractive lake side area. The house has had all the big ticket items recently replaced (2 recent quality HVAC's, recent architectural shingle roof, recent exterior paint, well pump, septic service) but it is a project. Remodel,



build your dream home on .999 acres, or develop the 2 lots on 7504 individually. Buyer to verify all future use potential for both properties.

Built in 1972

Essential Information

ListingFeed	abor_vow
MLS® #	9967415
List Price	\$2,295,000
Sale Price	\$2,200,000
Sale Date	January 12th, 2022
Bedrooms	7
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	6,568
Acres	1.50
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	7504 And 7508 Reed Drive
Subdivision	Lake Travis 04
City	Volente
County	Travis
State	TX
Zip Code	78641

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Available, High Speed Internet Available
Features	None
Parking	Carport, Garage
# of Garages	2
View	Lake

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior	Laminate, Tile, Vinyl, Wood
Appliances	Dryer, Dishwasher, Electric Oven, Electric Range, Free-Standing Refrigerator, Oven, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Masonry
# of Stories	2
Stories	Two

Exterior

Exterior Features	Gas Grill, Private Yard, Rain Gutters
Lot Description	Gentle Sloping, Many Trees, Trees Large Size, Trees Medium Size
Windows	None
Roof	Asphalt
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift