

# \$550,000 - 22619 Fountaingrass Lane, Lago Vista

MLS® #540528

## \$550,000

4 Bedroom, 3.00 Bathroom, 2,448 sqft  
Residential on 0.22 Acres

Tessera/Lk Travis Ph 3a2, Lago Vista, Texas

\*\*\* VA LOAN OF 4.96% IS ASSUMABLE. 28 YEARS LEFT OF THE LOAN \*\*\* Immaculate 1.5 story situated on a quiet cul-de-sac with low traffic! Upon entering, youâ€™ll be captivated by the spacious open floor plan and natural lighting throughout. The kitchen is a chefâ€™s dream - boasting ample cabinetry, an oversized leathered granite island, built-in microwave drawer, soft-close drawers, gas range with convection oven and a walk-in pantry. The family room is open to the dining area and includes a cozy gas fireplace. Currently set up as a lounge, the bonus room can be used as a playroom, secondary office, or workout area! Ownerâ€™s retreat features an ensuite bath with His and Hers sinks, walk-in shower, and a large master closet. Conveniently located upstairs is a potential fourth bedroom or living area that offers plenty of room for extra activities, teenager hangout or a quiet space to read! Outside, youâ€™ll find an enlarged outdoor patio with gas stub for grill and numerous trees that create ultimate back yard privacy. Community amenities include walking trails, playground, pool, event pavilion, boat launch, volleyball and Lakeside beach. Donâ€™t miss out on this gem â€” schedule your showing today!

Built in 2021

## Essential Information

MLS® # 540528



Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,448
Acres	0.22
Year Built	2021
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

### **Community Information**

Address	22619 Fountaingrass Lane
Subdivision	Tessera/Lk Travis Ph 3a2
City	Lago Vista
County	Travis
State	Texas
Zip Code	78645

### **Amenities**

Utilities	Electricity Available, Phone Available, Cable Available
Features	Community Pool, Gated, Park, Playground, Sport Court(s), Trails/Paths
Parking	Attached, Garage, Garage Faces Front
# of Garages	2
View	None

### **Interior**

Interior	Carpet, Tile, Hardwood
Appliances	Convection Oven, Dishwasher, Disposal, Microwave, Vented Exhaust Fan, Range, Gas Range, Gas Water Heater
Heating	Central, Propane
Cooling	Central Air, Electric, 1 Unit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas
# of Stories	1
Stories	One, Other

## Exterior

Exterior Features	Porch, Rain Gutters, Gas Grill, Private Yard
Roof	Composition, Shingle
Construction	Brick
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	April 18th, 2024
Days on Market	84
HOA Fees	78
HOA Fees Freq.	Monthly

## Listing Details

Listing Office	Keller Williams Realty
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