

# \$1,539,000 - 316 Lakefront Dr, Point Venture

MLS® #1221743

**\$1,539,000**

4 Bedroom, 4.00 Bathroom, 3,313 sqft

Single-Family on 1.40 Acres

Point Venture Sec 04, Point Venture, TX

**\*\*Luxury Waterfront Living on Lake Travis\*\***

Can you imagine waking up each morning to breathtaking panoramic lake views, or strolling down to your private dock for an evening cruise on Lake Travis? At 316 Lakefront Drive in Point Venture, that dream becomes your everyday reality.

Set on ~1.4 acres, this rare waterfront retreat captures stunning sunsets and sweeping lake views from nearly every room and window.

Designed for both effortless living and unforgettable entertaining, this move-in ready home blends luxury with comfort in every detail.

Step inside to an open-concept layout filled with natural light, where the gourmet kitchen flows seamlessly into the dining and living areas. With 4 spacious bedrooms and 3.5 baths, there's ample room for family and guests to relax in privacy and style.

Expansive outdoor living spaces feature two covered balconies and decks, a built-in grill, and lush landscaping framed by mature oaks—perfect for enjoying the Texas sun with just the right amount of shade.

A double-slip boat dock ensures effortless lake access, while a two-car garage and generous storage add everyday convenience. Furniture conveys, and a golf cart is negotiable, offering a true turnkey opportunity.

Located in a vibrant community, you'll enjoy amenities including pickleball courts, a sparkling pool, a lakefront park with boat launch, marina, gym, Captain Pete's



lakeside restaurant, and an 18-hole golf course. With short-term rentals permitted, this property is equally suited as a luxurious primary residence, second home, or income-producing investment.

**\*\*Luxury, lifestyle, and Lake Travisâ€™this is a must-see lakefront escape.\*\***

Built in 1999

**Essential Information**

MLS® #	1221743
Price	\$1,539,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,313
Acres	1.40
Year Built	1999
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	316 Lakefront Dr
Area	LN
Subdivision	Point Venture Sec 04
City	Point Venture
County	Travis
State	TX
Zip Code	78645

**Amenities**

Utilities	Electricity Connected
Features	Common Grounds/Area, Fitness Center, Golf, Lake, Park, Pool, Planned Social Activities, Restaurant, Sport Court(s), Tennis Court(s)
Parking	Attached, Garage
# of Garages	2

View	Hills,Lake,Panoramic,Water,Lake Travis
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront, Boat Ramp/Lift Access

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Dryer, Dishwasher, Disposal, Ice Maker, Microwave, Oven, Water Purifier Owned, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Boat Lift, Balcony, Barbecue, Boat Slip, Dock, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters
Lot Description	Back Yard, Near Golf Course, Landscaped, Trees Large Size, Views
Roof	Metal
Construction	Brick
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	September 26th, 2025
Days on Market	16
HOA Fees	140
HOA Fees Freq.	Monthly

## Listing Details

Listing Agent	Tracy Godfrey
Listing Office	eXp Realty, LLC

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