

\$1,993,000 - 1612 Watercliffe Dr, Lago Vista

MLS® #1317905

\$1,993,000

4 Bedroom, 5.00 Bathroom, 3,104 sqft

Single-Family on 1.13 Acres

Waterford On Lake Travis, Lago Vista, TX

DRASTIC PRICE REDUCTION! This elegant executive home epitomizes quality throughout in addition to the panoramic lake views even at low lake levels. Imagine how spectacular the views will be when the lake is full! From the moment you enter this beautiful home, you understand how special it is. The living area has a wall of windows letting in natural light highlighting those lake views. In addition, there is a beautiful fireplace plus wine storage room. The kitchen is a chef's dream with ample storage for all those kitchen appliances plus extensive counter space where you can try out new recipes. The pantry is oversized too. The spacious primary bedroom also has a wall of windows--imagine waking up to incredible lake views every morning! The primary bath boasts a garden tub, large walk-in shower and plenty of storage/counter space. There is an extensive walk-in closet with an entrance to the laundry area--so efficient. The office is at the front of the house with hill country views and built-ins for those pesky supplies. Another bedroom and bath give you lots of future options. Upstairs is an ensuite with a separate living area and balcony overlooking the lake-perfect guest quarters. Heading back downstairs and outside, there is a large covered patio and a walkway to the pool area. This pool is spectacular with a waterfall and the outdoor kitchen makes it the perfect place to entertain. The pool bath and privacy wall make this a perfect package. The owners have taken extremely great care of their home



installing a water purification system, electric window shades where needed, new wood floors, a mist cooling system and the HVAC has been replaced. This beautiful home is better than new and you must take a tour in order to appreciate all this home has to offer. (The lot is partially in the flood plain, though the home is on the top of the bluff so not in the flood plain. The Waterford Marina is a short golf cart ride away.) On over an acre, this property is a jewel!

Built in 2013

Essential Information

MLS® #	1317905
Price	\$1,993,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,104
Acres	1.13
Year Built	2013
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1612 Watercliffe Dr
Area	LN
Subdivision	Waterford On Lake Travis
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Electricity Connected, Propane, Underground Utilities, Sewer Connected, Water Connected
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Features	Gated, Lake, Airport/Runway
Parking	Attached, Garage, Door-Single, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Hills,Lake,Panoramic,Pool,Lake Travis
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

Interior

Interior	Carpet, Tile, See Remarks, Wood
Appliances	Dishwasher, Disposal, Microwave, Refrigerator
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Gas Grill, Lighting, Rain Gutters, See Remarks
Lot Description	Trees Medium Size, Views, Bluff, Landscaped, Sprinklers Automatic
Roof	Metal
Construction	Stone, Frame
Foundation	Slab

School Information

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

Additional Information

Date Listed	October 7th, 2024
Days on Market	358
HOA Fees	1150
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Gene Arant
Listing Office	Keller Williams - Lake Travis

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