

# \$264,900 - 3404 American Unit 1201 Drive, Lago Vista

MLS® #173430

**\$264,900**

1 Bedroom, 1.00 Bathroom, 708 sqft

Single-Family on 0.14 Acres

None, Lago Vista, TX

Lake is UP and PRICE IS down! RENOVATED 1 bedroom, 1 bath beautifully condo in The Island at Lake Travis, a 212 unit gated villa community in Lago Vista. Enjoy panoramic lakefront views from your first floor poolside villa. It is fully turn key, and is being sold fully furnished. Short Term Rentals are allowed. The elegant condo includes a reserved parking spot in the covered garage and 1 extra storage area for your lake toys. A private boat dock in the marina can be purchased separately. Enjoy amenities like lake access, 3 swimming pools, including an indoor heated lap pool, a fitness center, day spa, saunas, tennis courts, on-site restaurant/bar and picnic/grilling area. Boat slip is available for separate purchase, #408, a 24' slip including TREX patio, dock box, and paddle board hooks (boat lift not included), call for price.

Built in 1987

## Essential Information

MLS® #	173430
Price	\$264,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	708
Acres	0.14
Year Built	1987



Type	Single-Family
Sub-Type	Condominium
Style	Traditional
Status	Active

### Community Information

Address	3404 American Unit 1201 Drive
Subdivision	None
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

### Amenities

Amenities	Marina, Pool, Security, Water, Gated
Garages	One Car Covered Parking
View	Lake, Panoramic, Lake Travis
Is Waterfront	Yes
Waterfront	Open Water
Has Pool	Yes
Pool	Community, Heated, In Ground, Private

### Interior

Interior Features	Breakfast Bar, Cable Available, Granite Counters, Pantry, Recessed Lighting
Appliances	Dishwasher, Double Oven, Dryer, Microwave, Electric Range, Refrigerator, Washer, Electric Water Heater, Cooktop
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

### Exterior

Exterior Features	Atrium, Balcony, Courtyard, Open Concrete Areas, Tennis Court(s), Water Feature Fountain
Roof	Metal
Construction	Block, Steel Frame, Wood Siding, Other, Brick, HardiPlank Type, Stone, Stucco, Synthetic Stucco
Foundation	Pier & Beam, Slab

### School Information

District                      Lago Vista

**Additional Information**

Date Listed                May 20th, 2025  
HOA Fees                 362  
HOA Fees Freq.        Monthly

**Listing Details**

Listing Agent            Reese Bradshaw  
Listing Office            Phyllis Browning Company

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