

# \$375,000 - 8113 Cannon Ct, Lago Vista

MLS® #2875990

**\$375,000**

3 Bedroom, 2.00 Bathroom, 1,894 sqft

Single-Family on 0.16 Acres

Tessera On Lake Travis Ph 1A, Lago Vista, TX

**\*THIS HOME HAS CURRENT TENANTS IN PLACE until end of January 2026!!\***

Discover this charming one-story, 3-bedroom, 2-bathroom home built in 2016, nestled in the stunning hill country of Lago Vista near Lake Travis. Enjoy breathtaking views of the rolling hills and Hines development green space from your private backyard oasis. Conveniently located just minutes from the lake, local grocery stores, restaurants, and LV golf course; this home offers the perfect blend of natural beauty and modern convenience. Donâ€™t miss this opportunity to experience hill country living at its finest!

Built in 2016

## Essential Information

MLS® #	2875990
Price	\$375,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,894
Acres	0.16
Year Built	2016
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

## Community Information



Address	8113 Cannon Ct
Area	LN
Subdivision	Tessera On Lake Travis Ph 1A
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

### **Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	Common Grounds/Area, Clubhouse, Community Mailbox, Fishing, Lake, Playground, Pool, Airport/Runway, Sidewalks, Trails/Paths
Parking	Asphalt, Door-Single, Driveway, Garage Faces Front, Garage, Inside Entrance, Kitchen Level, Outside
# of Garages	2
Garages	Garage Door Opener
View	ParkGreenbelt,Hills,TreesWoods,Lake Travis
Waterfront	Lake Privileges

### **Interior**

Interior	Carpet, Tile
Appliances	Dryer, Dishwasher, Free-Standing Refrigerator, Disposal, Gas Oven, Gas Range, Gas Water Heater, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s), Washer
Heating	Central
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, In-Wall Pest Control System, Private Yard, Rain Gutters
Lot Description	Back Yard, Close to Clubhouse, Front Yard, Backs to Greenbelt/Park, Gentle Sloping, Sprinkler - Rain Sensor, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size
Roof	Composition, Shingle
Construction	Brick, Stone
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	May 8th, 2025
Days on Market	90
HOA Fees	95
HOA Fees Freq.	Monthly

### **Listing Details**

Listing Agent	Megan Parkovich
Listing Office	eXp Realty LLC

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