

# \$1,150,000 - 8117 Joy Rd, Volente

MLS® #4060070

**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 4,044 sqft

Single-Family on 0.17 Acres

Sandy Shores, Volente, TX

Located above the shimmering waters of Lake Travis, this three-story residence offers lake views and direct access to the water, an exceptional opportunity for a refined primary residence or an elevated second home. Every inch of this property is designed for comfort, privacy, and effortless luxury. Two expansive living areas are divided by a see-through fireplace, along with 2 balconies that capitalize on the incredible lake views. The gourmet kitchen features granite countertops, stainless steel appliances, white cabinetry, and a generous wrap-around breakfast bar. Flanking the kitchen, 2 distinct dining areas offer elegant spaces for both formal gatherings and relaxed meals. Every area is open, light-filled, and perfectly connected for entertaining or quiet moments above the lake. Take the elevator or the staircase to the second level, where 2 guest bedrooms share the floor with an extraordinary primary suite. Large windows in the primary bedroom frame panoramic views, while a private balcony and spa-inspired ensuite bath create a retreat-like experience. Dual vanities, a soaking tub, separate walk-in shower, and custom walk-in closet complete the suite. The laundry room is also conveniently located on this level. The main level features a full guest suite with its own entrance. Guests will enjoy a private living room, kitchen, dining area, bedroom, and bathroom. Outside, the fenced backyard is thoughtfully designed with a fire pit and fountain, creating an intimate setting for



evenings under the stars. A two-car garage and additional carport provide ample space for parking, while the property's location in the highly regarded Leander ISD adds another layer of appeal. This is lake living at its finest!

Built in 2006

### Essential Information

MLS® #	4060070
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,044
Acres	0.17
Year Built	2006
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	8117 Joy Rd
Area	LN
Subdivision	Sandy Shores
City	Volente
County	Travis
State	TX
Zip Code	78641

### Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Propane
Features	Fishing, Lake, Park
Parking	Attached, Carport, Door-Multi, Garage Faces Front, Garage
# of Garages	2
View	Hills,Lake,Panoramic,River,Water,Lake Travis
Waterfront	Lake Privileges

## Interior

Interior	Tile, Vinyl, Stone
Appliances	Double Oven, Dishwasher, Free-Standing Gas Range, Disposal, Microwave, Stainless Steel Appliance(s)
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Living Room, See Through
Stories	Three Or More

## Exterior

Exterior Features	Balcony, Lighting, No Exterior Steps, Private Yard, Rain Gutters, Uncovered Courtyard, Covered Courtyard
Lot Description	Interior Lot, Landscaped, Moderate Trees, Sprinklers Automatic, Xeriscape
Roof	Composition
Construction	Masonry, Stucco
Foundation	Slab

## School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift

## Additional Information

Date Listed	April 24th, 2025
Days on Market	145

## Listing Details

Listing Agent	Haval Abbas
Listing Office	Bramlett Partners

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