

\$1,100,000 - 17004 Sleepy Hollow Dr, Lago Vista

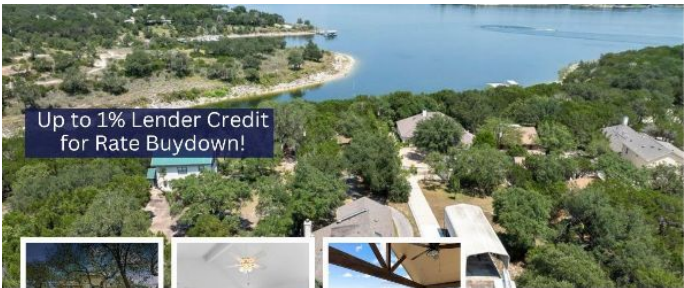
MLS® #5164875

\$1,100,000

3 Bedroom, 3.00 Bathroom, 2,996 sqft
Single-Family on 0.99 Acres

Lodge Acres, Lago Vista, TX

Discover the ultimate Lake Travis lifestyle in this beautifully designed 2,996 sq ft lakefront home, perfectly positioned in a sought-after deep-water cove near Arkansas Bend Park. With modern stucco exterior and a creative layout perfect for entertaining, this property is an exceptional blend of style, comfort, and true waterfront living. Step inside to find a flexible floor plan offering 3 spacious bedrooms and 3 full bathrooms. The kitchen features a center island, ample counter space, a roomy pantry, and opens seamlessly to the living room with soaring ceilings, creating an airy and inviting atmosphere. A dedicated laundry room is just off the kitchen, with plenty of space—including room for a second refrigerator to keep all those lake drinks chilled and ready. The dining area is conveniently located next to the kitchen, perfect for gathering with family and friends. The oversized upstairs family room is ideal for entertaining, complete with a wet bar and a full bath. The primary suite boasts a private balcony with panoramic lake views, the perfect place to watch the sunrise or unwind after a day on the water. Downstairs, two secondary bedrooms are complemented by two distinct living areas, providing plenty of space for family and guests. Enjoy effortless access to the lake with recently paved steps and a sturdy handrail leading all the way down to your private boat dock, making swimming, boating, and fishing a breeze. Whether you're hosting gatherings in the generous



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Lago Vista, TX 78645**

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	1% Lender Credit toward permanent rate buydown	Conventional 20.6182% Down	Conventional 30% Down	Conventional 35% Down
Interest Rate	5.875%	5.875%	5.875%	5.875%
Principle & Interest Payment	\$4,771	\$4,554	\$4,229	\$4,229
Annual Percentage Rate (APR)	5.924%	5.914%	5.923%	5.923%
Down Payment Amount	\$295,500	\$330,000	\$330,000	\$330,000
Base Loan Amount / Loan to Value (LTV)	\$804,500 / 73.318%	\$770,000 / 70%	\$770,000 / 65%	\$770,000 / 65%

Rates (based 1.000%) and payments are based on a 30-year fixed conforming pricing. Principle & interest only. Full payment will be higher when adding property tax and insurance. Call lender for more details.



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Apply at www.wendydabrusin.com



living spaces or soaking in the tranquility of the cove, this property is designed to make every day feel like a vacation. As an added bonus, you'll be free from a monthly water bill as you enjoy pristine water from the lake thanks to a state-of-the-art filtration system with UV light, delivering clean, high-quality water throughout the home. Donâ€™t miss your chance to own this exceptional Lake Travis waterfront retreat. Schedule your private showing today!

Built in 1994

Essential Information

MLS® #	5164875
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,996
Acres	0.99
Year Built	1994
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	17004 Sleepy Hollow Dr
Area	LN
Subdivision	Lodge Acres
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Sewer Connected, Water Connected
Features	Lake
Parking	Circular Driveway, Driveway, Paved, Private

View	Lake, Trees Woods, Water, Lake
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Lake

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Range,
Heating	Central
# of Fireplaces	1
Fireplaces	Living Room, Raised Hearth,
# of Stories	2
Stories	Two



Exterior

Exterior Features	Balcony, Boat Slip, Dock, Exterior Steps
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Native Plants, Private, Many Trees, Trees Large Size, Views
Roof	Shingle, Asphalt
Construction	HardiPlank Type, Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	June 30th, 2025
Days on Market	99

Listing Details

Listing Agent	Karen Maib
Listing Office	Fletch Realty

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