

\$2,575,000 - 1116 Watercliffe Dr, Lago Vista

MLS® #6463933

\$2,575,000

4 Bedroom, 4.00 Bathroom, 3,606 sqft

Single-Family on 1.16 Acres

Waterford On Lake Travis Sec 3, Lago Vista, TX

Introducing 1116 Watercliffe Drive, a single-story waterfront oasis located in Lago Vista's gated Waterford On Lake Travis on 1.16 acres. Offered for purchase for the first time since 2008 by its original owners, this immaculately updated property exudes quality and luxury at every turn. With over \$1.2MM in upgrades and improvements this property is truly turn-key and ready for a new owner. Once onsite you are greeted with a charming courtyard that the home wraps itself around and is accessible from many points throughout the home. Upon stepping foot in front doors you are welcomed by floor to ceiling panoramic views of Lake Travis for miles just the other side of the grand main living room. Boasting a gourmet kitchen that was recently remodeled, it offers the conveniences every chef is looking for. Enjoy every meal with a view, as this dining room has front row views to sunsets & all the lake activity. The main-level second living area is a comfortable place to take a break from the sun. If luxury, form & function, and simple elegance call your name, this primary suite will check all those boxes. The views, cozy wood floors and stately size couldn't be more inviting. With all the features you would expect, this spa-like primary bath does not disappoint. With amazing closet space, proper double vanities, & walk-in shower with soaking tub; it's a true personal retreat after a day of creating memories on the lake. Generous sized



secondary bedrooms feature their own dedicated bathrooms, wood floors, & impressive closets. What really elevates this property to the next level is all the outdoor living along the lakeshore such as the 950 sq ft cantilever flagstone patio, private boat dock, tram down to lake/dock, & personal hillside trail. This seller has proactively extended the tram with each lake level drop making the dock nearly always accessible even when lake levels shift. Enjoy power at all time with whole house/dock generator. Schedule your showing today!

Built in 2007

Essential Information

MLS® #	6463933
Price	\$2,575,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,606
Acres	1.16
Year Built	2007
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1116 Watercliffe Dr
Area	LN
Subdivision	Waterford On Lake Travis Sec 3
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Electricity	Connected,	Propane,	Sewer	Connected,	Underground
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	Utilities, Water Connected
Features	Gated, Lake
Parking	Attached, Door-Multi, Driveway, Garage, Off Street, Garage Faces Side, Paver Block
# of Garages	3
View	Hills,Lake,Panoramic,River,Lake Travis
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

Interior

Interior	Wood, Stone
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Double Oven, Dryer, Dishwasher, Exhaust Fan, Disposal, Microwave, Propane Cooktop, Plumbed For Ice Maker, Washer
Heating	Electric, Heat Pump
# of Fireplaces	2
Fireplaces	Living Room, Outside, Propane, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Dock, Exterior Steps, Gas Grill, Private Yard, Uncovered Courtyard
Lot Description	Back Yard, Sloped Down, Front Yard, Backs to Greenbelt/Park, Landscaped, Native Plants, Views
Roof	Tile
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	August 27th, 2025
Days on Market	42
HOA Fees	1000
HOA Fees Freq.	Annually

Listing Details

Listing Agent John Paul Porter

Listing Office DIGNIFIED DWELLINGS REALTY

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