

# \$899,000 - 635 Ivean Pearson Rd, Lago Vista

MLS® #6499001

**\$899,000**

2 Bedroom, 1.00 Bathroom, 396 sqft

Residential on 0.81 Acres

Pearson S C J Pearson Sur, Lago Vista, TX

Seeking a getaway property on Lake Travis without the hefty price tag?!? Don't miss this opportunity to invest in waterfront land, enjoy a lock & leave tiny home, & dream about future build ideas (or enjoy the current simplicity)! This .8 acre property consists of 3 adjacent lots with a charming tiny house, electricity, well, & septic recently added to the property! The tiny house comfortably sleeps 6 people, and is the perfect place to enjoy the lake, hill country views, & peaceful setting surrounded by nature. The land provides some nice build sites with gently sloping topography to the water & ability to sell off individual parcels (tiny home sits across 631 & 635 Ivean Pearson; 639 is vacant land closest to the lake). Buyer to verify but seller believes there are NO RESTRICTIONS. \*\*Tiny Home can convey with strong offer but most furnishings not included. Tiny Home can also be removed.\*\*

Built in 2023

## Essential Information

MLS® #	6499001
Price	\$899,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	396
Acres	0.81
Year Built	2023



Type	Residential
Sub-Type	Mobile Home
Status	Active

### Community Information

Address	635 Ivean Pearson Rd
Area	LN
Subdivision	Pearson S C J Pearson Sur
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

### Amenities

Utilities	Electricity Connected
Features	None
Parking	Gravel
View	Canyon,ParkGreenbelt,Lake,Panoramic,TreesWoods,Lake Travis
Is Waterfront	Yes
Waterfront	Lake Front, Canal Front

### Interior

Interior	Carpet, Laminate
Appliances	Washer/Dryer Stacked, Dishwasher, Free-Standing Electric Range, Microwave, Refrigerator
Heating	See Remarks
# of Stories	2
Stories	Two

### Exterior

Exterior Features	None
Lot Description	Sloped Down, Gentle Sloping, Trees Medium Size, Views
Roof	Metal
Construction	Vertical Siding
Foundation	See Remarks

### School Information

District	Lago Vista ISD
Elementary	Lago Vista

Middle	Lago Vista
High	Lago Vista

### **Additional Information**

Date Listed	August 8th, 2025
Days on Market	1

### **Listing Details**

Listing Agent	Erin Pearson
Listing Office	Pearson Properties

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