

\$2,750,000 - 17807 Breakwater Dr, Jonestown

MLS® #7612860

\$2,750,000

4 Bedroom, 6.00 Bathroom, 5,442 sqft
Single-Family on 1.88 Acres

Northshore On Lake Travis Ph, Jonestown, TX

Custom built Lake Travis waterfront residence within the prestigious gated confines of The Hollows. Deep water Devils Cove with cove & main body Lake Travis views. Stunning rooftop terrace with 360 degree lake views. Natural stone and custom cabinetry on most every surface. Four bedrooms. Five and a half baths. Gated entry courtyard with Koi pond. Hand-built cantilevered stairway in entry rotunda. Primary bedroom downstairs has direct access to the pool and hot tub as well as a triple mirrored dressing area. Downstairs study w/ bath could be a 5th BR as it includes a murphy bed hidden behind its custom cabinetry. ADA compliant guest bedroom upstairs. Elevator. Poolside outdoor kitchen, interior wet bars with wine storage on both conditioned floors. A custom 260 gallon built-in double-sided aquarium divides the first floor living and dining areas. The dining room flows unobstructed to the pool terrace via a disappearing glass Fleetwood door and screen. Frameless wall of glass in living room. The light and extremely well thought out kitchen includes dual dishwashers as well as very large walk-in pantry. Adjacent the kitchen is a second downstairs office and a large utility room with copious counter space and a desk for sewing/crafts. Custom Hunter-Douglass window coverings throughout. Generous three car garage with storage. Multiple waterfalls intertwine the bridges and concrete paths that lead from the pool terrace down to the lake, all lit by custom lighting. Seven zone climate



control. Fourteen zone audio. Three tankless water heaters. The Hollows community features a Beach Club with restaurant and fitness center, pickleball courts, Hilltop smokehouse with outdoor kitchen, kayak storage and over 10 miles of trails. Inquire with agent regarding marina boat slip. The two eastern contiguous lakefront lots (2.184 & 2.919 acres) may be purchased at additional cost to create a nearly seven acre compound.

Built in 2008

Essential Information

MLS® #	7612860
Price	\$2,750,000
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,442
Acres	1.88
Year Built	2008
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	17807 Breakwater Dr
Area	LN
Subdivision	Northshore On Lake Travis Ph
City	Jonestown
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Electricity Connected, Fiber Optic Available, Propane, Underground Utilities, Water Connected
Features	Barbecue, Clubhouse, Community Mailbox, Fitness Center, Gated,

	Lake, Park, Pool, Sport Court(s), Trails/Paths
Parking	Garage Faces Side
# of Garages	3
View	Hills,Lake,Lake Travis
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

Interior

Interior	Carpet, Wood, Stone
Appliances	Built-In Refrigerator, Convection Oven, Double Oven, Dishwasher, Gas Cooktop, Disposal, Microwave, Warming Drawer, Wine Refrigerator
Heating	Central
# of Fireplaces	1
Fireplaces	Outside, Propane
Stories	Three Or More

Exterior

Exterior Features	Lighting, Outdoor Grill, Playground, Private Yard, See Remarks, Fire Pit
Lot Description	Landscaped, Moderate Trees, Rock Outcropping, Sprinklers Automatic, Views, Waterfall
Roof	Metal
Construction	Glass, Stone Veneer, Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 11th, 2024
Days on Market	484
HOA Fees	615
HOA Fees Freq.	Quarterly

Listing Details

Listing Agent	Matt Easterling
Listing Office	Kuper Sotheby's Int'l Realty

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