

\$559,900 - 18401 Valley Hill Ln, Point Venture

MLS® #7940678

\$559,900

4 Bedroom, 3.00 Bathroom, 2,369 sqft

Single-Family on 0.22 Acres

Point Venture Sec 03-2, Point Venture, TX

Located in Point Venture! Live the lake life!

This home would make an excellent home base for your lake life!

This is THE HOME and THE COMMUNITY that you want to be in! Whether you love to entertain or be private, you will love this home, high upon a hill overlooking Lake Travis. The owners love the flat driveway and the proximity to all the vacation-like amenities. The view from the upper balcony, located off of the upstairs bonus space, is a must see! Huge kitchen with tons of cabinet space and an Island counter large enough for 8 people! Point Venture Amenities: Waterfront Park, 2 Boat Ramps, Playground, Pavilion, Basketball & Badminton Court, Fishing, Floating Restaurant, Golf Course, Pickleball courts, fitness center, Library, Meeting Room, July 4th Parade & Festivities, Meal Get Togethers, Book Clubs, Parents Club, Live Music Venues, Trivia Nights, Bunko and so much more!!! Seller has an ASSUMABLE mortgage. \$445,000 at 3.125%!! This is an incredible opportunity!

Built in 2021

Essential Information

MLS® #	7940678
Price	\$559,900
Bedrooms	4
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,369
Acres	0.22
Year Built	2021
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	18401 Valley Hill Ln
Area	LN
Subdivision	Point Venture Sec 03-2
City	Point Venture
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected, Phone Available
Features	Fitness Center, Lake, Playground, Park, Pool, Sport Court(s), Tennis Court(s), Clubhouse, Golf, Library
Parking	Attached, Driveway, Garage
# of Garages	2
Garages	Garage Door Opener
View	GolfCourse,Hills,Lake,TreesWoods,Lake Travis
Waterfront	Lake Privileges

Interior

Interior	Tile, Vinyl
Appliances	Dishwasher, Microwave, Oven, Range Hood, Stainless Steel Appliance(s)
Heating	Central, Electric
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Rain Gutters
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Lot Description	Views
Roof	Composition
Construction	HardiPlank Type, Stone, Frame
Foundation	Slab

School Information

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

Additional Information

Date Listed	August 29th, 2025
Days on Market	28
HOA Fees	140
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	Emily Dieckmann
Listing Office	eXp Realty, LLC

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