

\$2,299,000 - 18306 Austin Blvd 2, Lago Vista

MLS® #8475827

\$2,299,000

4 Bedroom, 4.00 Bathroom, 3,208 sqft

Single-Family on 4.52 Acres

Lake Shore Heights Sub 2, Lago Vista, TX

Experience the ultimate in lakeside living on this stunning 4.52-acre retreat in Lago Vista, TX! With deeded access to Lake Travis, in a deep-water cove, this one-of-a-kind property offers the perfect blend of privacy, luxury, and adventure.

Designed for both everyday living and effortless entertaining, the 4-bedroom, 3.5-bathroom home boasts 3,208 sq ft of thoughtfully designed space, complete with Pella windows throughout, bringing in natural light and showcasing lake views from every bedroom. Imagine waking up to serene water views each morning and ending your day with unforgettable Texas sunsets.

The gated drive welcomes you to a property with no HOA and plenty of room to expand—add a casita, guest house, or simply enjoy the wide-open space. There's even a separate workshop building and covered parking for two vehicles. The home features a private water filtration system that draws from Lake Travis, giving you the ultimate off-grid potential.

Take the stone steps all the way down to the lake for boating, swimming, or sitting fireside under the stars. Whether you're dreaming of a weekend getaway, an income-producing Airbnb, or full-time lakeside living, this rare gem checks all the boxes.

Built in 1978

Essential Information



MLS® #	8475827
Price	\$2,299,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,208
Acres	4.52
Year Built	1978
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	18306 Austin Blvd 2
Area	LN
Subdivision	Lake Shore Heights Sub 2
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Above Ground Utilities, Electricity Available
Features	Lake, Airport/Runway
Parking	Carport
View	Hills,Lake,Panoramic,Lake Travis
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior	Carpet, Tile, Wood
Appliances	Dishwasher, Microwave, Water Softener Owned, Electric Water Heater, Free-Standing Range, Water Purifier Owned
Heating	Central
# of Fireplaces	2
Fireplaces	Family Room, Recreation Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard, Private Entrance
Lot Description	Moderate Trees, Native Plants, Many Trees, Sprinklers Automatic, Trees Medium Size, Open Lot, Private
Roof	Metal
Construction	Frame
Foundation	Slab

School Information

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

Additional Information

Date Listed	August 1st, 2025
Days on Market	31

Listing Details

Listing Agent	Lynne Wheeler
Listing Office	Realty One Group Prosper

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