

\$1,600,000 - 3106 Point Cv, Lago Vista

MLS® #9125076

\$1,600,000

7 Bedroom, 5.00 Bathroom, 4,773 sqft

Single-Family on 0.72 Acres

Highland Lake Estates Sec 22, Lago Vista, TX

MULTI GENERATIONAL ESTATE!

Welcome to a dream Lake Travis retreat! Perfectly positioned deep water, this incredible property blends functionality and flexibility across two distinct structures—making it ideal for multigenerational living, entertaining, or short-term rental income. The main residence offers approximately 3,573 square feet of thoughtfully designed living space, featuring 5 spacious bedrooms, 3 full bathrooms, and an attached 2-car garage. The open-concept floor plan has natural light and sweeping views of the lake and Hill Country into the living areas and primary bedrooms. Step out onto multiple decks and take in the scenery or relax in your private pool and hot tub after a day on the water. Enjoy a short stroll to your FLOATING private boat dock ready for lake adventures in deep, reliable water year-round. The second structure is an oversized detached garage with 4 stalls (including one that's™s over 40 feet deep—perfect for boats, trailers, or RVs). This garage features 50-amp service and a 1-ton push trolley on a 12" steel I-beam, making it a dream setup for hobbyists or those needing serious storage and workspace. Above the garage is a professionally finished 1,200-square-foot guest quarters, complete with 2 bedrooms, 2 bathrooms, kitchen, and living area—all recently renovated with beautiful, modern farmhouse finishes. This versatile space is ideal for guests, in-laws, or as a short-term rental opportunity. Located in the heart of Lago Vista, a golf cart-friendly



community known for its coveted lakeside lifestyle, excellent schools, and easy access to Austin’s Hill Country charm”this property makes every day feel like a vacation. Whether you're looking for a full-time residence, a luxurious getaway, or an income-generating investment, this home offers it all. Buyer's agent to verify all information.

Built in 1994

Essential Information

MLS® #	9125076
Price	\$1,600,000
Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	4,773
Acres	0.72
Year Built	1994
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	3106 Point Cv
Area	LN
Subdivision	Highland Lake Estates Sec 22
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Playground, Park, Pool, Airport/Runway, Clubhouse, Fishing, Fitness Center, Golf, Lake, Library, Planned Social Activities, Restaurant, Sport Court(s), Tennis Court(s)
Parking	Attached, Driveway, Garage, Concrete, Detached, Door-Multi, Drive

	Through, Garage Faces Front, Oversized, Private
# of Garages	6
View	Hills,Panoramic,Pool,Water,Lake Travis
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, Lake Privileges, Waterfront

Interior

Interior	Tile, Vinyl, Wood
Appliances	Dishwasher, Free-Standing Electric Range, Disposal, Microwave
Heating	Central
# of Fireplaces	1
Fireplaces	Living Room, Double Sided, Primary Bedroom, Propane
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Balcony, Boat Ramp, Dock, Lighting
Lot Description	Back Yard, Front Yard, Gentle Sloping, Trees Medium Size, Views, Cul-De-Sac, Moderate Trees, Near Golf Course, Waterfall
Roof	Metal
Construction	Stucco, Concrete
Foundation	Slab

School Information

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

Additional Information

Date Listed	June 13th, 2025
Days on Market	109
HOA Fees	240
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Emily Dieckmann
Listing Office	eXp Realty, LLC

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