

# \$620,000 - 20704 Leaning Oak Dr, Lago Vista

MLS® #9756292

**\$620,000**

4 Bedroom, 3.00 Bathroom, 2,395 sqft

Single-Family on 0.27 Acres

Country Club Estates Sec 09, Lago Vista, TX

Sweeping views for miles in Lago Vista. A fresh, stellar one-story floor plan with stunning high ceilings and water access awaits you. Elevated with numerous upgrades including a waterfall island, extending the luxury wood vinyl to each room, epoxied garage, custom window treatments, stainless steel appliances, and beautiful new lighting fixtures, this home brings all the relax-in-luxury vibes to your doorstep. This million-dollar-view home was built for entertaining.

A huge outdoor patio boasts spectacular panoramic views from the expansive living area and primary bedroom. An extra large yard with plenty of room for a pool and vegetable garden, this open-floor-plan home is a standout in every way. Flowing into both the kitchen and dining spaces, the family room measures almost 30x22 ft, opening out onto the sliding door balcony. Be at peace in this private and serene neighborhood, with deer that roam and beautiful rolling hills that take you down toward the water, just minutes away.

A flex room can be used as a fourth bedroom or an office, perfect for those looking to have a fourth bedroom for their secondary home. Enjoy your time on the water as a member of the Lago Vista HOA, with amenities including 9 parks, a campground, marinas, boat ramps, a swimming pool, tennis courts, a fitness center, pickleball courts and so much more. This is truly lake life at its finest!



Built in 2023

## Essential Information

MLS® #	9756292
Price	\$620,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,395
Acres	0.27
Year Built	2023
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	20704 Leaning Oak Dr
Area	LN
Subdivision	Country Club Estates Sec 09
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

## Amenities

Utilities	Electricity Connected, Phone Available, Sewer Connected, Water Connected
Features	Barbecue, Dog Park, Golf, Lake, Playground, Park, Pool, See Remarks, Trails/Paths, Airport/Runway, Common Grounds/Area, Internet Access, Pet Amenities, Planned Social Activities, Sport Court(s), Tennis Court(s)
Parking	Additional Parking, Attached, Concrete, Driveway, Garage Faces Front, See Remarks, Enclosed, Inside Entrance, Kitchen Level, Oversized
# of Garages	2
View	Canyon,GolfCourse,Hills,Panoramic,Lake Travis
Waterfront	Lake Privileges

## Interior

Interior	Carpet, Vinyl
Appliances	Dishwasher, Exhaust Fan, Free-Standing Electric Range, Disposal, Refrigerator, See Remarks, Stainless Steel Appliance(s), ENERGY

	STAR Qualified Appliances, ENERGY STAR Qualified Refrigerator, Range Hood, Self Cleaning Oven
Heating	Central, Heat Pump
# of Stories	1
Stories	One

## Exterior

Exterior Features	Lighting, Private Yard, See Remarks
Lot Description	Landscaped, Moderate Trees, Sprinklers Automatic, See Remarks, Few Trees, Native Plants, Near Golf Course, Views
Roof	Asphalt
Construction	Masonry, Stone, Stucco
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	May 16th, 2025
Days on Market	145
HOA Fees	150
HOA Fees Freq.	Annually

## Listing Details

Listing Agent	Hanan Lowell
Listing Office	Kuper Sotheby's Int'l Realty

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