

# \$3,490,000 - 17809 Breakwater Dr, Jonestown

MLS® #2228051

**\$3,490,000**

5 Bedroom, 3.0 Bathroom, 4,354 sqft  
Single-Family on 2 Acres

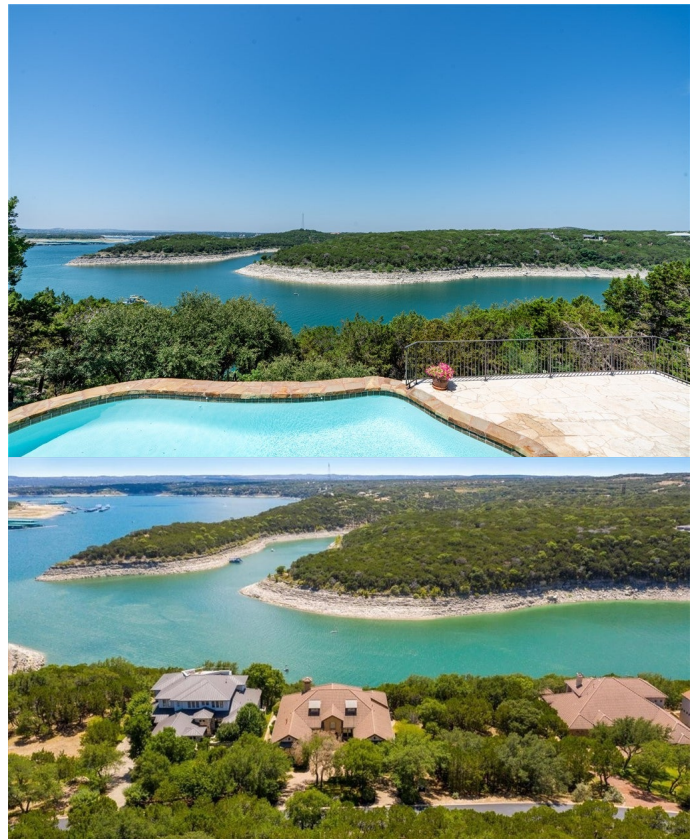
The Hollows, Jonestown, TX

Panaromic views of Lake Travis and the Texas Hill Country will take your breath away as you enter this exquisite, waterfront estate. Located at the 8.5 mile marker on Lake Travis, this luxurious custom-built, single story home sits beautifully on approximately 1.8 acres on deep water.

Throughout this spectacular home, you will find custom built-ins and soaring 12 foot ceilings. Boasting 5 spacious bedrooms and three well-appointed baths, the heart of the home is the grand living room with natural wood beams, a 20 foot high vaulted ceiling, a floor-to-ceiling stone wall with a gas log fireplace and thoughtful built-ins. The gourmet kitchen features everything the Chef in the family expects and the quartz island is the perfect setting for serving with ease. The wet bar is conveniently located between the kitchen and formal dining room, with a climate controlled wine room to store over 500 bottles of your favorite vintage. With lighted built-ins and the impressive coffered ceiling, the formal dining room is the perfect setting for intimate dinners with family and friends.

Overlooking Lake Travis and the Texas Hill Country, the outdoor living space features a sparkling swimming pool and outdoor kitchen area. Take a stroll down the cart path to the Lake and enjoy nature while relaxing around the firepit.

Located in the exclusive gated Hollows Subdivision, you will never run out of fun things to do in the great outdoors! From The



Beach Club which provides two resort -style swimming pools and hot tub, there's also the American Grill restaurant, the Hilltop Smokehouse, Fitness Center, Kayak barges, boatramp, pickleball courts, over 8 miles of paved and native trails, Bluffs Park, and playgrounds! While a private boat dock is allowed on this property, the Northshore Marina serves The Hollows nearby. This luxurious custom home was designed for casual entertaining on a grand scale and has everything you could possibly want in a luxurious, Lake Travis waterfront home!

Built in 2005

### **Essential Information**

MLS® #	2228051
Price	\$3,490,000
Bedrooms	5
Bathrooms	3.0
Square Footage	4,354
Acres	1.80
Year Built	2005
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active
Days on Market	13

### **Water Feature/View**

View	Lake,Panoramic,TreesWoods,Lake Travis
Is Waterfront	Yes

### **Community Information**

Address	17809 Breakwater Dr
Area	LN
Subdivision	The Hollows
City	Jonestown
County	Travis
State	TX

Zip Code 78645

### **Amenities**

Utilities Cable Available, Electricity Connected, Propane, Phone Available, Water Connected

Features Barbecue, Clubhouse, Fitness Center, Lake, Playground, Park, Pool, Restaurant, Sport Court(s), See Remarks, Trails/Paths

Parking Circular Driveway, Door-Multi, Garage, Kitchen Level, Oversized, Heated Garage, Paver Block

# of Garages 4

Garages Garage Door Opener

### **Interior**

Interior Carpet, Tile

Appliances Built-In Refrigerator, Convection Oven, Cooktop, Double Oven, Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Oven, Ice Maker, Microwave, Propane Cooktop, Refrigerator, Stainless Steel Appliance(s), Wine Refrigerator, Washer

Heating Central, Propane

# of Fireplaces 1

Fireplaces Gas Log, Gas Starter, Great Room

# of Stories 1

Stories One

### **Exterior**

Exterior Features Rain Gutters

Lot Description Close to Clubhouse, Many Trees, Sprinklers Automatic, Trees Large Size, Views

Roof Tile

Construction Stone, Stucco

Foundation Slab

### **School Information**

District Lago Vista ISD

Elementary Lago Vista

Middle Lago Vista

High Lago Vista

### **Additional Information**

Date Listed July 22nd, 2022

HOA Fees 564

HOA Fees Freq. Quarterly

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