

# \$7,800,000 - 17800 Kingfisher Ridge Dr, Lago Vista

MLS® #6305972

## \$7,800,000

7 Bedroom, 8.4 Bathroom, 11,983 sqft  
Single-Family on 9 Acres

Waterford On Lake Travis Sec 1, Lago Vista, TX

Great New Price! Get ready for the summer. This amazing property sits on over 9 acres on 3 waterfront lots in Waterford on Lake Travis. Beautifully designed with luxurious finishes make this home an entertainer's dream and a vacation paradise. The main house features a luxurious primary bedroom on the main level along with a spa bath, office, living, kitchen and more. Each floor offers a unique living experience including a movie theatre, game room, card room, wine cellar and secondary full kitchen. Each floor also offers multiple bedrooms with en-suite baths.

The pool overlooks the lake with stone decks and an exterior bath. The boat dock is easily accessible and sits on one of the deepest parts of the lake and has 1 boat slip, jet ski ramp plus sitting area and storage.

There is also a wonderful guest house with living, bedroom, bath & kitchen as well as a lower level bedroom and bath. Private and gated, this is a one-of-a-kind gorgeous waterfront home.

180-degree views from almost every room inside the home with walls of windows throughout. You may also enjoy the incredible views from the many exterior patios and balconies. Check out the additional aerials on the virtual tour.

Built in 2001

## Essential Information



MLS® #	6305972
Price	\$7,800,000
Bedrooms	7
Bathrooms	8.4
Square Footage	11,983
Acres	9.30
Year Built	2001
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active
Days on Market	43

### **Water Feature/View**

View	Lake,Panoramic,Lake Travis
Is Waterfront	Yes

### **Community Information**

Address	17800 Kingfisher Ridge Dr
Area	LN
Subdivision	Waterford On Lake Travis Sec 1
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

### **Amenities**

Utilities	Electricity Available, Phone Available, Propane, Sewer Connected, Water Connected
Features	Common Grounds/Area, Community Mailbox, Gated
Parking	Attached, Garage, Garage Faces Front, Garage Faces Side, Gated, Guest, Kitchen Level, Paver Block, Private
# of Garages	6
Garages	Garage Door Opener

### **Interior**

Interior	Carpet, Stone
Appliances	Built-In Gas Range, Built-In Refrigerator, Cooktop, Dishwasher, Disposal, Double Oven, Down Draft, Dryer, Exhaust Fan, Freezer, Gas Cooktop, Ice Maker, Microwave, Stainless Steel Appliance(s), Trash Compactor

Heating	Central, Propane
# of Fireplaces	6
Fireplaces	Bath, Den, Dining Room, Double Sided, Family Room, Great Room, Kitchen, See Through
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony, Boat Lift, Dock, Exterior Steps, Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Front Yard, Gentle Sloping, Sprinklers Automatic, Trees Medium Size, Views, Waterfall
Roof	Spanish Tile
Construction	Stone, Stone Veneer, Stucco
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	April 16th, 2022
HOA Fees	2250
HOA Fees Freq.	Annually

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