

**TOTAL: 3595 sq. ft**  
FLOOR 1: 673 sq. ft, FLOOR 2: 1343 sq. ft, FLOOR 3: 1581 sq. ft  
EXCLUDED AREAS: GARAGE: 642 sq. ft

tub perched just above the deep water cove. The home comes with a large floating dock with 2 boat slips and lifts, storage locker, and PWC lift.

Located in a family-friendly community renowned for its excellent schools. The neighborhood provides a peaceful retreat, while still being conveniently close to necessary amenities and recreational activities. Whether you're lounging on the expansive decks or exploring the beautiful outdoors nearby, this property offers everything.

FURNITURE, BOAT, WAVE RUNNER & TRAILERS CONVEY WITH PURCHASE.

Built in 1986

**Essential Information**

MLS® #	1319318
Price	\$1,650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	4,087
Acres	1.54
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

View	Hills,Lake,Panoramic,River,Lake Travis
Is Waterfront	Yes
Water Body	Lake Travis

**Community Information**

Address	3900 Lake Park Cv
Area	LN

Subdivision	Highland Lake Estates Sec 23
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

### **Amenities**

Utilities	Electricity Connected, Underground Utilities
Features	Clubhouse, Fitness Center, Playground, Pool, Golf
Parking	Attached, Garage, Door-Multi
# of Garages	2
Garages	Garage Door Opener

### **Interior**

Interior	Carpet, Concrete, Tile, Vinyl
Appliances	Dishwasher, Disposal, Microwave, Self Cleaning Oven, Convection Oven, Electric Cooktop, Ice Maker, Refrigerator, Tankless Water Heater, Vented Exhaust Fan, Washer/Dryer Stacked, Wine Refrigerator
Heating	Heat Pump
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning
Stories	Three Or More

### **Exterior**

Exterior Features	Exterior Steps
Lot Description	Cul-De-Sac, Moderate Trees, On Golf Course, Open Lot, Trees Medium Size, Trees Small Size
Roof	Composition, Shingle
Construction	Brick Veneer, Frame, HardiPlank Type, Stone Veneer
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	March 13th, 2025
Days on Website	213

Days on Market     205  
HOA Fees            240  
HOA Fees Freq.     Annually

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