

\$2,099,000 - 2912 Patriot Dr, Lago Vista

MLS® #1469316

\$2,099,000

4 Bedroom, 3.00 Bathroom, 3,578 sqft

Residential on 2.07 Acres

Highland Lake Estates Sec 22, Lago Vista, TX

Modern luxury meets lakeside tranquility in this beautifully designed home situated on the main part of Lake Travis +includes a floating dock. An unparalleled opportunity to make this home a primary residence, secondary residence, short term rental (income producing biz) or vacation home! Pristinely located in a deep water cove w/direct views of the lake + undevelopable Pace Bend Park, youâ€™ll enjoy year-round water access + total privacy. The liveable space is located on the upper level of the home + offers soaring 12-15 foot ceilings, floor-to-ceiling windows +breathtaking lake views. The open-concept kitchen features quartz countertops, large center island, designer backsplash, stainless steel appliances, + spacious prep kitchen room that also contains a pantry and the laundry room. Enjoy unwinding each day on the covered balcony while enjoying a fire or grilling on the outdoor, built in grill. The primary suite includes a spa-like bath w/ walk-in shower, soaking tub, dual vanities, huge walk-in closet+ automatic blinds + is situated privately + away from secondary bedrooms. The secondary rooms are spacious + two of these rooms share a Jack + Jill style full bath. Make your way downstairs + you are greeted by a multitude of indulgences that await! Boasting an enormous flex space perfect for exercise room, studio, addtl living area, game room, etc- over 2k sq ft per TCAD + not calculated in the sq ft of home as it's not a heated/cooled space) + a secondary garage space (367 sq ft



per TCAD) - over 2500 sq ft + endless options!
Then step outside+into the outdoor living area
oasis complete w/covered patio space + pool
+ spa + an outdoor shower + fenced in lawn.
Other notable perks- 5 car garage, Sonos
surround sound, steel pivot front door, nearby
community parks, boat ramps + RV park + an
unmatched location on the lake w/tons of
opportunities. Adjacent waterfront lot (.8154
acres) also for sale- contact listing agent for
details. Welcome home + welcome to
paradise!

Built in 2019

Essential Information

MLS® #	1469316
Price	\$2,099,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,578
Acres	2.07
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Lake,Lake Travis
Is Waterfront	Yes
Water Body	Lake Travis

Community Information

Address	2912 Patriot Dr
Area	LN
Subdivision	Highland Lake Estates Sec 22
City	Lago Vista

County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Fishing, Fitness Center, Lake, Park, Playground, Pool
Parking	Attached, Garage
# of Garages	5
Garages	Garage Door Opener

Interior

Interior	Tile
Appliances	Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s), Built-In Gas Oven, Built-In Gas Range, Built-In Oven
Heating	Central
# of Fireplaces	1
Fireplaces	Outside
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Dock, Private Yard, See Remarks, Outdoor Grill, Rain Gutters
Lot Description	Landscaped, Views, Back Yard, Front Yard, See Remarks, Sprinklers Automatic, Trees Medium Size
Roof	Membrane, Rubber
Construction	Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	April 17th, 2025
Days on Website	176
Days on Market	169

HOA Fees 240

HOA Fees Freq. Annually

Property Listed by: Luisa Mauro Real EstateThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 11th, 2025 at 9:46pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.