\$275,000 - 3404 American Dr 2204, Lago Vista

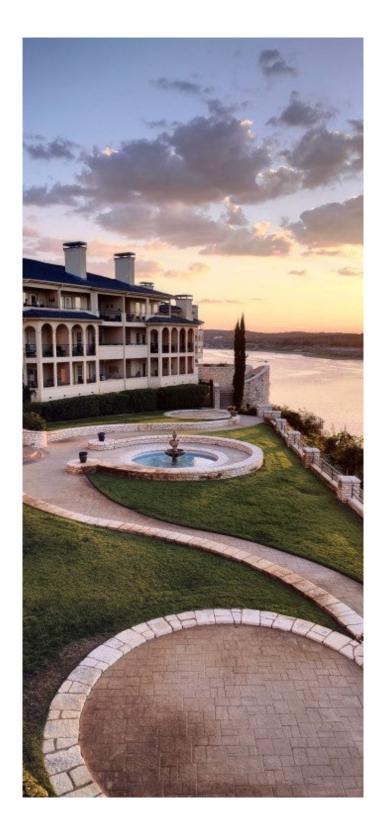
MLS® #1709121

\$275,000

1 Bedroom, 1.00 Bathroom, 547 sqft Residential on 0.11 Acres

Island On Lake Travis Condomin, Lago Vista, TX

Gorgeous Lakefront Villa with Incredible Panoramic Views! Take in the amazing water and hill country views from this lovely, newly-remodeled condo - From the Lake Side! There are only four one-bedroom units at the Island with this floorpan including immense balcony and turret ceiling in the bedroom - but this is the only one with the extensive remodel to add in-unit laundry! It is ideal as a condominium or vacation home, or a vacation rental. It includes an updated kitchen with a double oven and stainless appliances and a renovated frameless shower room with double shower heads, gorgeous lake-inspired glass tile, and a pebble floor. The spacious patio directly overlooks beautiful Lake Travis - which feels nearly directly below! It comes furnished with a pull-out sleeper leather couch and all other furnishings. Enjoy access to the resort-style facilities of the Island on Lake Travis. Complex amenities include two outdoor pools; two outdoor whirlpools; outdoor grills; gym; tennis/pickleball courts; indoor pool; indoor whirlpool; sauna, and gated access with 24-hr security. Guests can also book appointments for on-site salon and massage services. On weekends, head to the popular restaurant/bar/shop located on the property.



Built in 1987

Essential Information

MLS®# 1709121 Price \$275,000

Bedrooms 1

1.00 **Bathrooms**

Full Baths 1

Square Footage 547

Acres 0.11

Year Built 1987

Type Residential

Sub-Type Condominium

Status Active Has Pool Yes

Water Feature/View

Canyon, Park Greenbelt, Garde View

Is Waterfront Yes

Lake Travis Water Body

Community Information

Address 3404 American Dr 2204

Area LN

Subdivision Island On Lake Travis Condo

City Lago Vista

County **Travis**

State TX

78645 Zip Code

Amenities

Utilities Cable Available, High Speed

Features Common Grounds/Area, Clu

> Lake, Park, Pool, Sport Cq Bicycle Storage, Conference

Gated, Pet Amenities, Proper

Parking Garage, Additional Parking,

Vehicle Charging Station(s),

of Garages 1

Interior

Interior Tile



Appliances Dryer, Dishwasher, Disposal, Microwave, Refrigerator, Stainless Steel

Appliance(s), Washer, Double Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer, Oven, Plumbed For Ice

Maker, Washer/Dryer Stacked

Heating See Remarks

of Stories

Stories One

Exterior

Exterior Features Rain Gutters, Balcony, Boat Slip, Exterior Steps, Garden, Lighting,

Outdoor Grill, Permeable Paving, Private Entrance, Tennis Court(s)

Lot Description Sprinklers Automatic, Sprinklers In Ground, Few Trees, Trees Large

Size, Trees Medium Size, Drip Irrigation/Bubblers, Landscaped, Trees

Small Size

Roof Metal, Tile

Construction Frame, Stucco, Attic/Crawl Hatchway(s) Insulated, Concrete, Glass,

ICAT Recessed Lighting

Foundation Pillar/Post/Pier, Raised

School Information

District Lago Vista ISD

Elementary Lago Vista Middle Lago Vista High Lago Vista

Additional Information

Date Listed December 5th, 2024

Days on Website 328

Days on Market 287

HOA Fees 280

HOA Fees Freq. Monthly

Gated Community Yes

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