

\$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
Bathrooms	1.00
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

View	Canyon,ParkGreenbelt,Garden
Is Waterfront	Yes
Water Body	Lake Travis

Community Information

Address	3404 American Dr 2204
Area	LN
Subdivision	Island On Lake Travis Condo
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Cable Available, High Speed
Features	Common Grounds/Area, Clubhouse, Fitness Center, Internet Access, Lake, Park, Pool, Sport Court(s), Tennis Court(s), Golf Course, Bicycle Storage, Conference Room, Gated, Pet Amenities, Proper
Parking	Garage, Additional Parking, Vehicle Charging Station(s),
# of Garages	1

Interior

Interior	Tile
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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	1
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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