

\$1,570,000 - 8118 Joy Rd, Volente

MLS® #1778560

\$1,570,000

2 Bedroom, 2.00 Bathroom, 1,428 sqft

Residential on 0.59 Acres

Sandy Shores, Volente, TX

Stunning 2-bedroom, 2-bath waterfront compound with guest house offering turnkey, resort-style secluded living with oversized driveway space, and exceptional year round deep water access. Meticulously upgraded throughout the last decade, the Main House was fully remodeled (2014) with new kitchen appliances, comprehensive plumbing upgrades, new bathrooms, and major systems improvements including a 2018 central A/C (over-sized condenser, air handler, ducts). Experience seamless indoor/outdoor living with a dramatic 15' La Cantina window wall, a top-of-the-line automatic back-patio awning with drop shade (2017), and energy-efficient double-pane Low-E, sound-dampening windows throughout (2022) with remote/app-controlled blinds and tint. Exterior refreshed 2025.

Outdoor amenities are extraordinary: a three-story deck addition (2023) totaling 2,550 sq ft (1,000 sq ft lower, 1,300 sq ft main, 250 sq ft upper) — each level delivers panoramic water views and breathtaking, unobstructed sunsets that make evening entertaining unforgettable. Additional highlights include an 800 sq ft lower concrete pavilion with perimeter bench seating (2022), MasterSpa Michael Phelps 19' trainer swim spa, electric 7 person trolley to a waters-edge concrete patio at the mid-stair landing, and new 4'-extra wide galvanized steel stairs (100' run) with removable handrails and a C-channel for precise dock gangplank alignment (2022).



Secure and private with 6' wood side fences, elegant stone front wall and 30' automatic gate (2023).

Guest House (650SQFT) fully remodeled to studs (2014) and fitted with a new metal roof (2023). Waterfront infrastructure is best-in-class: dock remodeled in 2021 to ~2,500 sq ft (1,600 lower / 900 upper + storage), powered dual jetski lifts (2017) with four remotes, and an 18,000-lb HydroHoist three pontoons lift (two motors, remote). A rare, turnkey estate that blends large-scale outdoor living, premium comfort systems, and endless evening sunsets.

Built in 1957

Essential Information

MLS® #	1778560
Price	\$1,570,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,428
Acres	0.59
Year Built	1957
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

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

Community Information

Address	8118 Joy Rd
Area	LN
Subdivision	Sandy Shores

City	Volente
County	Travis
State	TX
Zip Code	78641

Amenities

Utilities	Electricity Connected, Phone Connected
Features	None
Parking	Asphalt, Door-Single, Driveway, Garage, Gated, Open
# of Garages	1

Interior

Interior	Carpet, Laminate, Tile
Appliances	Dryer, Dishwasher, Disposal, Microwave, Refrigerator, Washer
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Balcony, Dock, Exterior Steps
Lot Description	Sloped Down, Front Yard, Moderate Trees, Steep Slope
Roof	Metal
Construction	Frame, Stone Veneer, Wood Siding
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift

Additional Information

Date Listed	October 10th, 2025
Days on Website	2
Days on Market	1

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