# \$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) â€" 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**

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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 24
Days on Market 12

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