

# \$499,000 - 17311 Whippoorwill Trl, Lago Vista

MLS® #2788804

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,232 sqft  
Residential on 1.11 Acres

Lodge Acres, Lago Vista, TX

Experience the best of lakeside living on this sprawling 1+ acre unrestricted property in Lago Vista's serene Cunningham Cove. Located in the Travis County ETJ with no HOA and a low 1.66% tax rate, this property offers the flexibility to be used as a vacation rental, investment, or opportunity to build a custom dream home as a primary residence. With direct water access and a day dock, the new owners can expand with a boat lift. A shared ingress/egress easement provides convenient lake access. The 3BD/2BA home features an open living area and spacious entertaining deck overlooking the tranquil surroundings and huge oak trees. Ample parking is available for RVs and water toys. Just two minutes away, Arkansas Bend Park offers boat ramps, nature trails, and a beach area, making this an outdoor lover's paradise. Whether you are seeking a peaceful retreat, a weekend escape, or a prime investment opportunity, this waterfront property is a must-see.

Built in 1985

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | 2788804   |
| Price          | \$499,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,232     |



|            |                   |
|------------|-------------------|
| Acres      | 1.11              |
| Year Built | 1985              |
| Type       | Residential       |
| Sub-Type   | Manufactured Home |
| Status     | Active            |

### **Water Feature/View**

|               |                                   |
|---------------|-----------------------------------|
| View          | Hills,Lake,TreesWoods,Lake Travis |
| Is Waterfront | Yes                               |
| Water Body    | Lake Travis                       |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 17311 Whippoorwill Trl |
| Area        | LN                     |
| Subdivision | Lodge Acres            |
| City        | Lago Vista             |
| County      | Travis                 |
| State       | TX                     |
| Zip Code    | 78645                  |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Cable Available, Electricity Connected, Propane, Sewer Connected, Water Connected |
| Features  | Lake  |
| Parking   | Additional Parking, Circular Driveway, Gravel, Private                            |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | Carpet, Vinyl   |
| Appliances      | Dishwasher, Microwave, Free-Standing Range, Propane Cooktop |
| Heating         | Electric, Hot Water   |
| # of Fireplaces | 1   |
| Fireplaces      | Electric  |
| # of Stories    | 1   |
| Stories         | One   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Boat Ramp, Exterior Steps  |
| Lot Description   | Front Yard, Gentle Sloping, Native Plants, Trees Large Size, Level, Moderate Trees, Sloped Down, Trees Medium Size |

|              |                        |
|--------------|------------------------|
| Roof         | Metal, Shingle         |
| Construction | Frame, HardiPlank Type |
| Foundation   | Pillar/Post/Pier       |

### **School Information**

|            |                |
|------------|----------------|
| District   | Lago Vista ISD |
| Elementary | Lago Vista     |
| Middle     | Lago Vista     |
| High       | Lago Vista     |

### **Additional Information**

|                 |                  |
|-----------------|------------------|
| Date Listed     | March 30th, 2025 |
| Days on Website | 196              |
| Days on Market  | 183              |

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