

\$299,000 - 3404 American Dr 2202, Lago Vista

MLS® #3410922

\$299,000

2 Bedroom, 2.00 Bathroom, 1,188 sqft

Residential on 0.24 Acres

Island On Lake Travis Condo Amd, Lago Vista, TX

Enjoy the comfort and serenity of this second floor, west facing condo unit nestled on the shores of Lake Travis, where stunning views of Lake Travis and the Texas Hill Country await. Offered fully furnished, this unit is move in ready as an owner retreat or ready for operation as an STR. This unit features two bedrooms, providing ample space for rest and rejuvenation. Two bathrooms offer convenience and privacy, ensuring a comfortable daily routine. The property includes two garage spaces, offering secure parking and additional storage. The Island offers an impressive list of amenities, including outdoor and indoor pools, hot tubs, a sauna, a gym, tennis and pickleball courts, a golf net, disc golf, a restaurant, a spa, a retail shop, boat launch ramps, a day dock, and a fishing dock. (Some amenities may be temporarily closed.) COA dues cover amenities, exterior maintenance, trash, landscaping, and insurance—making lake living easy and stress-free. Whether you're looking for adventure, relaxation, or STR - this lakefront gem is ready for you. Schedule a showing today and start making memories on Lake Travis!

Built in 1987

Essential Information

MLS® # 3410922



Price	\$299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,188
Acres	0.24
Year Built	1987
Type	Residential
Sub-Type	Condominium
Status	Active
Has Pool	Yes

Water Feature/View

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

Community Information

Address	3404 American Dr 2202
Area	LN
Subdivision	Island On Lake Travis Condo Amd
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected
Features	Community Mailbox, Golf, Gated, Lake, Pool, Tennis Court(s), Sauna
Parking	Assigned, Garage
# of Garages	2

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Free-Standing Range
Heating	Central
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony, Tennis Court(s), Uncovered Courtyard
Lot Description	Drip Irrigation/Bubblers, Sprinklers Automatic, Trees Large Size
Roof	Slate
Construction	Stucco
Foundation	Pillar/Post/Pier

School Information

District	Lago Vista ISD
Elementary	Lago Vista
Middle	Lago Vista
High	Lago Vista

Additional Information

Date Listed	April 2nd, 2025
Days on Website	100
Days on Market	100
HOA Fees	676
HOA Fees Freq.	Monthly
Gated Community	Yes

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