# \$395,000 - 3404 American Dr 1105, Lago Vista

MLS® #4292344

## \$395,000

2 Bedroom, 2.00 Bathroom, 1,203 sqft Residential on 0.25 Acres

Island On Lake Travis Condo Amd, Lago Vista, TX

The Island on Lake Travis #1105 is a stunning 2-bedroom, 2-bathroom lakefront condo offering the perfect blend of luxury retreat, vacation home and solid, reliable income-producing investment. Situated on the northwest corner of the property, aka "the sunrise side", this unit boasts some of the best lake views on the island, while being guieter than more centrally-located units. It boasts updated styling, lots of natural light, and features high-end appliances included. The Island offers top-tier resort-style amenities including three pools, tennis and pickleball courts, a full gym, sauna, day spa with massage services, an on-site bar and restaurant, paddle board rentals and boat slips available for lease or purchase. As one of the top-performing short-term rentals on the property, this fully furnished, turnkey investment has a proven track record of success. With its unbeatable location, amazing amenities, and exceptional rental history, this property is a rare find. You deserve a vacation!

Built in 1987

# **Essential Information**

MLS® # 4292344 Price \$395,000

Bedrooms 2 Bathrooms 2.00







Full Baths 2

Square Footage 1,203 Acres 0.25 Year Built 1987

Type Residential

Sub-Type Condominium

Status Active
Has Pool Yes

#### Water Feature/View

View Lake, Panoramic, Water, Lake Travis

Is Waterfront Yes

Water Body Lake Travis

# **Community Information**

Address 3404 American Dr 1105

Area LN

Subdivision Island On Lake Travis Condo Amd

City Lago Vista

County Travis
State TX

Zip Code 78645

#### **Amenities**

Utilities Electricity Available

Features Clubhouse, Community Mailbox, Fitness Center, Internet Access, Pool,

Tennis Court(s), Trails/Paths, Barbecue, Bar/Lounge, Common Grounds/Area, Courtyard, Deck/Porch, Gated, Lake, Laundry Facilities, Park, Restaurant, Shopping, Sport Court(s), Storage Facilities, Street

Lights

Parking Assigned, Covered, Guest

# of Garages 2

## Interior

Interior Carpet, Tile

Appliances Dishwasher, Disposal, Dryer, Electric Range, Free-Standing Range,

Refrigerator, Washer

Heating Electric Fireplaces None

# of Stories 1

Stories One

### **Exterior**

Exterior Features Balcony, Outdoor Grill, Uncovered Courtyard

Lot Description Views
Roof None
Construction Stucco

Foundation Slab, Raised

## **School Information**

District Lago Vista ISD

Elementary Lago Vista
Middle Lago Vista
High Lago Vista

## **Additional Information**

Date Listed September 3rd, 2025

Days on Website 61
Days on Market 16
HOA Fees 689

HOA Fees Freq. See Remarks

Gated Community Yes

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