\$1,100,000 - 17004 Sleepy Hollow Dr, Lago Vista

MLS® #5164875

\$1,100,000

3 Bedroom, 3.00 Bathroom, 2,996 sqft Residential on 0.99 Acres

Lodge Acres, Lago Vista, TX

Discover the ultimate Lake Travis lifestyle in this beautifully designed 2,996 sq ft lakefront home, perfectly positioned in a sought-after deep-water cove near Arkansas Bend Park. With modern stucco exterior and a creative layout perfect for entertaining, this property is an exceptional blend of style, comfort, and true waterfront living. Step inside to find a flexible floor plan offering 3 spacious bedrooms and 3 full bathrooms. The kitchen features a center island, ample counter space, a roomy pantry, and opens seamlessly to the living room with soaring ceilings, creating an airy and inviting atmosphere. A dedicated laundry room is just off the kitchen, with plenty of spaceâ€"including room for a second refrigerator to keep all those lake drinks chilled and ready. The dining area is conveniently located next to the kitchen, perfect for gathering with family and friends. The oversized upstairs family room is ideal for entertaining, complete with a wet bar and a full bath. The primary suite boasts a private balcony with panoramic lake views, the perfect place to watch the sunrise or unwind after a day on the water. Downstairs, two secondary bedrooms are complemented by two distinct living areas, providing plenty of space for family and guests. Enjoy effortless access to the lake with recently paved steps and a sturdy handrail leading all the way down to your private boat dock, making swimming, boating, and fishing a breeze. Whether you're hosting gatherings in the generous



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PUR	CHASE	PRICE:
\$1	100	,000

1% Lender Credit toward permanent rate buydown	Conventional 26.682% Down	Conventional 30% Down	Conventional 35% Down
Interest Rate	5.875%	5.875%	5.875%
Principle & Interest Payment	\$4,771	\$4,554	\$4,229
Annual Percentage Rate (APR)	5.924%	5.914%	5.923%
Down Payment Amount	\$293,500	8330,000	\$385,000
Base Loan Amount / Loan to Value (LTV)	\$806/500 / 73.318%	\$770,000 / 70%	\$715,000 / 65%

axes (dated 10/325) and payments are based on 1% permanent rice buyelesin, 30-year fixed conforming pricing. Principle & monest only, Full





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living spaces or soaking in the tranquility of the cove, this property is designed to make every day feel like a vacation. As an added bonus, you'll be free from a monthly water bill as you enjoy pristine water from the lake thanks to a state-of-the-art filtration system with UV light, delivering clean, high-quality water throughout the home. Don't miss your chance to own this exceptional Lake Travis waterfront retreat. Schedule your private showing today!

Built in 1994

Essential Information

MLS® # 5164875

Price \$1,100,000

Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 2,996

Acres 0.99

Year Built 1994

Type Residential

Sub-Type Single Family Residence

Status Active

Water Feature/View

View Lake, Trees Woods, Water, Lake Travis

Is Waterfront Yes

Water Body Lake Travis

Community Information

Address 17004 Sleepy Hollow Dr

Area LN

Subdivision Lodge Acres

City Lago Vista

County Travis

State TX

Zip Code 78645

Amenities

Utilities Cable Available, Electricity C

Speed Internet Available, Sev

Features Lake

Parking Driveway, Private, Circular D

Interior

Interior Carpet, Tile

Appliances Dishwasher, Electric Range,

Heating Central

of Fireplaces 1

Fireplaces Living Room, Raised Hearth, Stone

of Stories 2

Stories Two

Exterior

Exterior Features Balcony, Boat Slip, Dock, Exterior Steps

Lot Description Back Yard, Front Yard, Gentle Sloping, Landscaped, Native Plants,

Private, Many Trees, Trees Large Size, Views

Roof Shingle, Asphalt

Construction HardiPlank Type, Stucco

Foundation Slab

School Information

District Lago Vista ISD

Elementary Lago Vista Middle Lago Vista High Lago Vista

Additional Information

Date Listed June 30th, 2025

Days on Website 103

Days on Market 99

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