



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. Donâ€™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,TreesWoods,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 On Site, Gas, High Speed Internet Available, Sewer
Features	Lake
Parking	Driveway, Private, Circular Driveway

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Range, Microwave
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

Property Listed by: Fletch RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 12th, 2025 at 9:31am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.