

\$449,000 - 3404 American Dr 3221, Lago Vista

MLS® #5490551

\$449,000

2 Bedroom, 2.00 Bathroom, 1,215 sqft

Residential on 0.25 Acres

Island On Lake Travis Condo Amd, Lago Vista, TX

Fully Furnished beautiful waterfront unit at the Island with panoramic views of Lake Travis and the Texas Hill Country. This unit is on the corner providing some of the most favorable views of the entire community. At 1250 sq ft with 2 bedrooms, 2 full baths and access to all the Island amenities including indoor & outdoor pools, hot tubs, workout facility, restaurant, tennis courts, picnic areas, and Day Spa open on weekends by appointment. This villa has been fully updated, furnished and themed tastefully throughout. Can sleep up to 6 for rental. Additional amenities include a fully equipped kitchen, fireplaces, HDTVs, WiFi, washer/dryer, and a large wrap-around patio with separate seating areas and miles of scenic views and beautiful sunsets over Lake Travis. This is a truly unique waterfront villa with luxury, comfort, spacious living areas, incredible views, and access to all the amenities at the Island on Lake Travis. Book now and create lasting memories with family and friends!

The Island on Lake Travis features a gated entry for security, reserved parking, beautiful Mediterranean architecture, and landscaped courtyards throughout the complex. The entry for this unit is the most private with its own short angle hall, providing unique coverage.

Built in 1987



Essential Information

MLS® #	5490551
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.25
Year Built	1987
Type	Residential
Sub-Type	Condominium
Status	Active

Water Feature/View

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

Community Information

Address	3404 American Dr 3221
Area	LN
Subdivision	Island On Lake Travis Condo Amd
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Electricity Available, Sewer Connected, Water Connected
Features	Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Courtyard, Conference/Meeting Room, Fitness Center, Fishing, Golf, Gated, Internet Access, Lake, Park, Pool, Sport Court(s), Sidewalks, Bicycle Storage, Laundry Facilities, Restaurant, Sauna, Storage Facilities
Parking	Assigned, Garage, Covered, Guest
# of Garages	2

Interior

Interior	Tile
Appliances	Dryer, Dishwasher, Electric Water Heater, Free-Standing Range,

	Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony, Barbecue, Boat Ramp, Exterior Steps, See Remarks, Garden, Outdoor Grill, Tennis Court(s), Uncovered Courtyard
Lot Description	Landscaped, Sprinklers Automatic, Trees Medium Size
Roof	Tile
Construction	Masonry, Stucco
Foundation	Pillar/Post/Pier

School Information

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

Additional Information

Date Listed	March 8th, 2025
Days on Website	217
Days on Market	166
HOA Fees	623
HOA Fees Freq.	Monthly
Gated Community	Yes

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