# \$2,575,000 - 1116 Watercliffe Dr, Lago Vista

MLS® #6463933

### \$2,575,000

4 Bedroom, 4.00 Bathroom, 3,606 sqft Residential on 1.16 Acres

Waterford On Lake Travis Sec 3, Lago Vista, TX

Introducing 1116 Watercliffe Drive, a single-story waterfront oasis located in Lago Vista's gated Waterford On Lake Travis on 1.16 acres. Offered for purchase for the first time since 2008 by its original owners, this immaculately updated property exudes quality and luxury at every turn. With over \$1.2MM in upgrades and improvements this property is truly turn-key and ready for a new owner. Once onsite you are greeted with a charming courtyard that the home wraps itself around and is accessible from many points throughout the home. Upon stepping foot in front doors you are welcomed by floor to ceiling panoramic views of Lake Travis for miles just the other side of the grand main living room. Boasting a gourmet kitchen that was recently remodeled, it offers the conveniences every chef is looking for. Enjoy every meal with a view, as this dining room has front row views to sunsets & all the lake activity. The main-level second living area is a comfortable place to take a break from the sun. If luxury, form & function, and simple elegance call your name, this primary suite will check all those boxes. The views, cozy wood floors and stately size couldn't be more inviting. With all the features you would expect, this spa-like primary bath does not disappoint. With amazing closet space, proper double vanities, & walk-in shower with soaking tub; it's a true personal retreat after a day of creating memories on the lake. Generous sized







secondary bedrooms feature their own dedicated bathrooms, wood floors, & impressive closets. What really elevates this property to the next level is all the outdoor living along the lakeshore such as the 950 sq ft cantilever flagstone patio, private boat dock, tram down to lake/dock, & personal hillside trail. This seller has proactively extended the tram with each lake level drop making the dock nearly always accessible even when lake levels shift. Enjoy power at all time with whole house/dock generator. Schedule your showing today!

Built in 2007

#### **Essential Information**

MLS® # 6463933

Price \$2,575,000

Bedrooms 4

Bathrooms 4.00

Full Baths 4

Square Footage 3,606

Acres 1.16

Year Built 2007

Type Residential

Sub-Type Single Family Residence

Status Active

#### Water Feature/View

View Hills, Lake, Panoramic, River, Lake Travis

Is Waterfront Yes

Water Body Lake Travis

## **Community Information**

Address 1116 Watercliffe Dr

Area I N

Subdivision Waterford On Lake Travis Sec 3

City Lago Vista

County Travis

State TX

Zip Code 78645

**Amenities** 

Utilities Electricity Connected, Propane, Sewer Connected, Underground

Utilities, Water Connected

Features Gated, Lake

Parking Attached, Door-Multi, Driveway, Garage, Off Street, Paver Block,

Garage Faces Side

# of Garages 3

Interior

Interior Stone, Wood

Appliances Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Double Oven,

Dryer, Dishwasher, Exhaust Fan, Disposal, Microwave, Propane

Cooktop, Plumbed For Ice Maker, Washer

Heating Electric, Heat Pump

# of Fireplaces 2

Fireplaces Living Room, Outside, Propane, Wood Burning

# of Stories 1

Stories One

**Exterior** 

Exterior Features Boat Lift, Dock, Exterior Steps, Gas Grill, Private Yard, Uncovered

Courtyard

Lot Description Back Yard, Sloped Down, Front Yard, Backs to Greenbelt/Park,

Landscaped, Native Plants, Views

Roof Tile

Construction Masonry, Stone Veneer, Stucco

Foundation Slab

**School Information** 

District Lago Vista ISD

Elementary Lago Vista

Middle Lago Vista

High Lago Vista

**Additional Information** 

Date Listed August 27th, 2025

Days on Website 66

Days on Market 58

HOA Fees 1000

HOA Fees Freq. Annually

Gated Community Yes

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