\$899,000 - 635 Ivean Pearson Rd, Lago Vista

MLS® #6499001

\$899,000

2 Bedroom, 1.00 Bathroom, 396 sqft Residential on 0.81 Acres

Pearson S C J Pearson Sur, Lago Vista, TX

Seeking a getaway property on Lake Travis without the hefty price tag?!? Don't miss this opportunity to invest in waterfront land, enjoy a lock & leave tiny home, & dream about future build ideas (or enjoy the current simplicity)! This .8 acre property consists of 3 adjacent lots with a charming tiny house, electricity, well, & septic recently added to the property! The tiny house comfortably sleeps 6 people, and is the perfect place to enjoy the lake, hill country views, & peaceful setting surrounded by nature. The land provides some nice build sites with gently sloping topography to the water & ability to sell off individual parcels (tiny home sits across 631 & 635 Ivean Pearson; 639 is vacant land closest to the lake). Buyer to verify but seller believes there are NO RESTRICTIONS. **Tiny Home can convey with strong offer but most furnishings not included. Tiny Home can also be removed.**







Built in 2023

Essential Information

MLS® # 6499001 Price \$899,000

Bedrooms 2 Bathrooms 1.00

Full Baths 1

Square Footage 396

Acres 0.81

Year Built 2023

Type Residential
Sub-Type Mobile Home

Status Active

Water Feature/View

View Canyon, Park Greenbelt, Lake, Panoramic, Trees Woods, Lake Travis

Is Waterfront Yes

Water Body Lake Travis

Community Information

Address 635 Ivean Pearson Rd

Area LN

Subdivision Pearson S C J Pearson Sur

City Lago Vista

County Travis
State TX

Zip Code 78645

Amenities

Utilities Electricity Connected

Features None Parking Gravel

Interior

Interior Carpet, Laminate

Appliances Washer/Dryer Stacked, Dishwasher, Free-Standing Electric Range,

Microwave, Refrigerator

Heating See Remarks

of Stories 2
Stories Two

Exterior

Exterior Features None

Lot Description Sloped Down, Gentle Sloping, Trees Medium Size, Views

Roof Metal

Construction Vertical Siding Foundation See Remarks

School Information

District Lago Vista ISD

Elementary Lago Vista
Middle Lago Vista
High Lago Vista

Additional Information

Date Listed August 8th, 2025

Days on Website 86

Days on Market 1

Property Listed by: Pearson PropertiesThe 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 November 2nd, 2025 at 3:31am CST. 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.