

# \$1,395,000 - 2804b Lohmans Ford Rd, Lago Vista

MLS® #6841290

**\$1,395,000**

3 Bedroom, 4.00 Bathroom, 2,722 sqft

Residential on 2.54 Acres

Poole Place Sec 1, Lago Vista, TX

Where Sunsets Steal the Show and Lake Life Takes Center Stage! This rare, Lake Travis waterfront retreat is tucked inside an exclusive, gated enclave of just four homes â€” offering the perfect blend of privacy, deep-water access, and effortless living full time or for weekends. With sweeping panoramic views from the downstairs patio with built in pizza oven and the upstairs deck overlooking the lake, every detail is designed to help you slow down, entertain effortlessly, and soak in the peace and quiet of lake living.

A private walkway leads to a shared tram (used by only 4 owners), taking you directly to your personal boat dock, two jet ski lifts, and miles of open water. Whether you're fishing off the dock, exploring hidden coves, or enjoying sunset dinners on the deck, this is a place where stories are made.

Inside, the open-concept floorplan offers a spacious kitchen with granite countertops and stainless appliances, a generous dining area, and an oversized gathering room with wall-to-wall windows and access to the lakeview deck. The main-level primary suite features wood flooring, a walk-in closet, and more stunning views. Upstairs, youâ€™ll find a game room, loft with built-ins, and two additional bedrooms.

The location delivers even more: explore nearby adventures like Lake Travis Zipline,



Lago Vista Golf Course, local restaurants, boutiques, and Hill Country vineyardsâ€”all within easy reach. And when you're ready to reconnect with the city, you're only 50 minutes to downtown Austin. Includes well water, low tax rate, and HOA coverage of landscaping, trash, and tram maintenance. With a 25% interest in a detached condo regime, this property offers the freedom of a lock-and-leave lifestyle with the comforts of a single-family home â€” right on the deep water of Lake Travis, all year long. This isnâ€™t just a second home â€” itâ€™s your front-row seat to everything the lake has to offer, with views youâ€™ll never want to leave. Willing to sell fully furnished.

Built in 2006

**Essential Information**

MLS® #	6841290
Price	\$1,395,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,722
Acres	2.54
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

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

**Community Information**

Address	2804b Lohmans Ford Rd
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Area	LN
Subdivision	Poole Place Sec 1
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

### **Amenities**

Utilities	Electricity Available
Features	Common Grounds/Area, Lake, See Remarks
Parking	Attached, Garage Faces Front
# of Garages	2

### **Interior**

Interior	Tile, Wood
Appliances	Dryer, Dishwasher, Disposal, Microwave, Range, Refrigerator, Stainless Steel Appliance(s), Wine Refrigerator, Washer
Heating	Electric, Heat Pump
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Boat Lift, Balcony
Lot Description	See Remarks
Roof	Composition, Metal
Construction	HardiPlank Type, Masonry, Stone Veneer
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	May 28th, 2025
Days on Website	137

Days on Market	116
HOA Fees	1000
HOA Fees Freq.	Quarterly

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