

\$195,000 - 3404 American Dr 3226, Lago Vista

MLS® #7377461

\$195,000

1 Bedroom, 1.00 Bathroom, 492 sqft

Residential on 0.10 Acres

Island On Lake Travis Condomin, Lago Vista, TX

Wonderful one bedroom one bath condo (Corsica Floor Plan) At the Island On The Lake. Conveniently located in BLDG 3 with bright windows opening to the charming courtyard and all amenities nearby. Nicely updated unit with travertine marble floors, large windows, open kitchen w/ granite counters & breakfast bar. The large enclosed bedroom offers a good sized walk-in closet & bright windows. The bathroom has been updated with a nice sized tiled walk in shower with multiple head shower system. The laundromat is conveniently located on the first floor of BLDG 3. This 14 acre gated community offers 2 full sized exterior lakeside pools & sun decks, hot tubs, outdoor sitting areas, tennis & pickle ball courts, EV chargers, boat ramp, available boat docks for rent, several beautifully landscaped courtyards & pet potty areas. There are also amazing indoor amenities like the huge fitness center (gym, his & her bathrooms, sitting areas, locker rooms, saunas), large indoor spa & pool and even a small shop for lakeside necessities. There is also the onsite restaurant Island Bar and Grill and the onsite spa Water Vida Spa. The condo is currently licensed as a short term rental and would make a great investment opportunity as a primary residence, nice lakeside getaway or short/long term rental as STR's are allowed. You will easily find the parking spot and storage closet as they are in the covered



parking area under BLDG 3 and the spots have a reserved for unit 3226 sign in front of them. All of the Lago Vista amenities, shopping, medical etc are a short distance away with everything easily accessible. Please reach out with any questions.

Built in 1987

Essential Information

MLS® #	7377461
Price	\$195,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	492
Acres	0.10
Year Built	1987
Type	Residential
Sub-Type	Condominium
Status	Active

Water Feature/View

View	None,Lake Travis
Is Waterfront	Yes
Water Body	Lake Travis

Community Information

Address	3404 American Dr 3226
Area	LN
Subdivision	Island On Lake Travis Condomin
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Underground Utilities
-----------	---

Features	Barbecue, Bicycle Storage, Common Grounds/Area, Community Mailbox, Courtyard, Dog Park, Fitness Center, Gated, Internet Access, Lake, Laundry Facilities, Pet Amenities, Park, Pool, Restaurant, Sport Court(s), Storage Facilities, Tennis Court(s)
Parking	Assigned, Concrete, Underground, Garage, Gated, Lighted, Community Structure, Storage, Covered, Guest
# of Garages	1

Interior

Interior	Tile
Appliances	Refrigerator
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Outdoor Grill, Private Entrance, Sport Court, Tennis Court(s), Uncovered Courtyard
Lot Description	None
Roof	Metal, Mixed
Construction	Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	October 27th, 2025
Days on Website	1
Days on Market	2
HOA Fees	280
HOA Fees Freq.	Monthly
Gated Community	Yes

Property Listed by: Compass RE Texas, LLC
The 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 29th, 2025 at 10:46am 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.