

\$2,299,000 - 18306 Austin Blvd 2, Lago Vista

MLS® #8475827

\$2,299,000

4 Bedroom, 4.00 Bathroom, 3,208 sqft

Residential on 4.52 Acres

Lake Shore Heights Sub 2, Lago Vista, TX

Experience the ultimate in lakeside living on this stunning 4.52-acre retreat in Lago Vista, TX! With deeded access to Lake Travis, in a deep-water cove, this one-of-a-kind property offers the perfect blend of privacy, luxury, and adventure.

Designed for both everyday living and effortless entertaining, the 4-bedroom, 3.5-bathroom home boasts 3,208 sq ft of thoughtfully designed space, complete with Pella windows throughout, bringing in natural light and showcasing lake views from every bedroom. Imagine waking up to serene water views each morning and ending your day with unforgettable Texas sunsets.

The gated drive welcomes you to a property with no HOA and plenty of room to expand—add a casita, guest house, or simply enjoy the wide-open space. There's even a separate workshop building and covered parking for two vehicles. The home features a private water filtration system that draws from Lake Travis, giving you the ultimate off-grid potential.

Take the stone steps all the way down to the lake for boating, swimming, or sitting fireside under the stars. Whether you're dreaming of a weekend getaway, an income-producing Airbnb, or full-time lakeside living, this rare gem checks all the boxes.

Built in 1978

Essential Information



| | |
|----------------|-------------------------|
| MLS® # | 8475827 |
| Price | \$2,299,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,208 |
| Acres | 4.52 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active |

Water Feature/View

| | |
|---------------|----------------------------------|
| View | Hills,Lake,Panoramic,Lake Travis |
| Is Waterfront | Yes |
| Water Body | Lake Travis |

Community Information

| | |
|-------------|--------------------------|
| Address | 18306 Austin Blvd 2 |
| Area | LN |
| Subdivision | Lake Shore Heights Sub 2 |
| City | Lago Vista |
| County | Travis |
| State | TX |
| Zip Code | 78645 |

Amenities

| | |
|-----------|---|
| Utilities | Above Ground Utilities, Electricity Available |
| Features | Airport/Runway, Lake |
| Parking | Carport |

Interior

| | |
|-----------------|---|
| Interior | Carpet, Tile, Wood |
| Appliances | Dishwasher, Microwave, Electric Water Heater, Free-Standing Range, Water Purifier Owned, Water Softener Owned |
| Heating | Central |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Recreation Room |

| | |
|--------------|-----|
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Exterior Steps, Private Entrance |
| Lot Description | Moderate Trees, Sprinklers Automatic, Trees Medium Size, Many Trees, Native Plants, Open Lot, Private |
| Roof | Metal |
| Construction | Frame |
| Foundation | Slab |

School Information

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|------------|----------------|
| District | Lago Vista ISD |
| Elementary | Lago Vista |
| Middle | Lago Vista |
| High | Lago Vista |

Additional Information

| | |
|-----------------|------------------|
| Date Listed | August 1st, 2025 |
| Days on Website | 72 |
| Days on Market | 31 |

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