\$2,199,000 - 18306 Austin Blvd 2, Lago Vista

MLS® #8475827

\$2,199,000

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 expandâ€"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 \$2,199,000

4

Bedrooms

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 Lake, Airport/Runway

Parking Carport

Interior

Interior Carpet, Tile, Wood

Appliances Dishwasher, Electric Water Heater, Free-Standing Range, Microwave,

Water Purifier Owned, Water Softener Owned

Heating Central

of Fireplaces 2

Fireplaces Family Room, Recreation Room

of Stories 2

Stories Two

Exterior

Exterior Features Exterior Steps, Private Entrance, Private Yard

Lot Description Moderate Trees, Native Plants, Open Lot, Private, Many Trees,

Sprinklers Automatic, Trees Medium Size

Roof Metal
Construction Frame
Foundation Slab

School Information

District Lago Vista ISD

Elementary Lago Vista
Middle Lago Vista
High Lago Vista

Additional Information

Date Listed August 1st, 2025

Days on Website 93
Days on Market 89

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