

# \$180,000 - 3404 American Dr. , Lago Vista

MLS® #0003404

## \$180,000

1 Bedroom, 1 Bathroom, 492 sqft  
Townhouse / Condo on 0.1 Acres

The Island on Lake Travis, Lago Vista, Texas

Discover your perfect lakeside getaway at The Island on Lake Travis, located at 3404 American Dr, #1226. This charming 1-bed, 1-bath condo, under 500 square feet, is an ideal investment opportunity, currently thriving as a short-term rental. Compact yet thoughtfully designed, this condo offers everything you need for a cozy retreat or a lucrative rental property.

### Resort-Style Amenities:

**Pools & Fitness:** Enjoy access to 1 indoor pool and 2 outdoor pools, a spa, and a state-of-the-art fitness center, all designed for your relaxation and well-being.

**Dining & Shopping:** Dine at the lakeside restaurant, rent gear from the equipment rental shop, and browse the custom clothing store for unique finds.

**Outdoor Activities:** Engage in outdoor fun on the basketball, tennis, and pickleball courts, or host gatherings at the BBQ area. Private boat slips (available), a shared dock, boat ramps, and cozy sitting areas allow you to fully enjoy the stunning views and activities Lake Travis has to offer.

**Outdoor Adventure:** Lago Vista offers a wealth of outdoor activities, from boating and fishing on Lake Travis to hiking and golfing nearby. Enjoy scenic walks, picnics by the water, and endless opportunities to connect with nature.

**Peaceful Lifestyle:** Embrace the relaxed,



small-town atmosphere of Lago Vista, where friendly neighbors and a strong sense of community make you feel right at home. Proximity to Austin: Just a short drive from Austin, Lago Vista provides the perfect balance of tranquil living with easy access to the city's vibrant culture, dining, and entertainment.

This cozy condo offers a rare opportunity to own a piece of paradise on Lake Travis. Whether you’re looking for a personal retreat or a high-performing rental, this property is a gem! HOA dues are \$279/month and tax rate of 2%. Boat slip available for sale.

Built in 1987

**Essential Information**

MLS® #	0003404
Price	\$180,000
Bedrooms	1
Bathrooms	1
Square Footage	492
Acres	0.10
Year Built	1987
Type	Townhouse / Condo
Status	Sold

**Community Information**

Address	3404 American Dr.
Subdivision	The Island on Lake Travis
City	Lago Vista
State	Texas
Zip Code	78645

**Amenities**

Features	Living Room, Microwave, Swimming Pool, Lakefront, Waterfront
# of Garages	1

Waterfront Type     Lake Travis  
Water Feature/ViewLake Travis  
Lake Description     Lake Travis

**Interior**

Stories                     1

**Exterior**

Lot Description         Lake Travis  
Lot Size                   0.10

**School Information**

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

**Additional Information**

Short Term Rental Allowed    yes