

\$749,000 - 22207 Cape Travis Bend, Lago Vista

MLS® #2031404

\$749,000

4 Bedroom, 4.00 Bathroom, 3,008 sqft
Residential on 0.39 Acres

Tessera, Lago Vista, TX

Mother Earth weaves and wraps around you in this stunning stone and brick home in wonderfully secluded Lakeside at Tessera on Lake Travis. This rock-solid safe haven invites you to curl up like puppies in front of the impressive wood-burning fireplace, around the breakfast table, or on the screened-in back porch as you listen to songbirds and look out over a flourishing backyard and ever-so-blue Lake Travis. This comfy, charmed home is tailor-made for quiet solitude or joyous entertaining and it's no more than a two-minute stroll to the heavenly, resort-style Lakeside Club at water's edge. The stately walls and high ceilings of the grand hall lead through a graceful archway to a magnificent open-concept living, dining, kitchen and breakfast area with soaring ceilings, outspread wall-space for art displays, rich wood floors, soothing natural light, and homey corner limestone fireplace. The gourmet kitchen features an abundance of warm, textured cabinetry, an over-sized island with leathered granite, walk-in pantry, mixed stone backsplash, and chef's oven with glide-out racks. The expansive dining area can easily accommodate grand furnishings perfectly suited for this glorious open space. The living/dining/kitchen area opens to a fabulous screened-in back porch, sun deck, and large backyard with sensational unobstructed views of Lake Travis. The home-and-yard design provides great flow – perfect for entertaining. The master suite is large with a spacious,



wow-inducing spa with a huge split-level vanity, stand-alone shower, soaking tub with beverage-ledge, and two separate walk-in closets with plentiful shelving. A spacious front-room is ideal for an office or library and features double French door. Another flex room can serve as a home gym, sewing room, or sitting room. The roomy garage includes an extra-large workspace, tool-wall, generous shelving, stainless-steel sink, and enormous dual hot water heaters. Come enjoy paradise - you will never want to leave!

Built in 2016

Essential Information

| | |
|----------------|-------------------------|
| MLS® # | 2031404 |
| Price | \$749,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,008 |
| Acres | 0.39 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 22207 Cape Travis Bend |
| Subdivision | Tessera |
| City | Lago Vista |
| County | Travis |
| State | TX |
| Zip Code | 78645 |

Amenities

| | |
|-----------|--|
| Utilities | Electricity Available, Phone Available, Sewer Available, Underground Utilities, Water Available, Propane |
|-----------|--|

| | |
|--------------|---|
| Features | Community Mailbox, Lake, Playground, Park, Pool, Trails/Paths, Deck/Porch, Fishing, Internet Access |
| Parking | Attached, Driveway, Garage, Oversized |
| # of Garages | 3 |
| Garages | Garage Door Opener |
| View | Lake, Hills |
| Waterfront | None |

Interior

| | |
|-----------------|--|
| Interior | Carpet, Tile, Wood |
| Appliances | Built-In Oven, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Gas Oven, Self Cleaning Oven |
| Heating | Central, Propane |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Wood Burning, Stone |
| # of Stories | 1 |
| Stories | One |

Exterior

| | |
|-------------------|--|
| Exterior Features | Rain Gutters |
| Lot Description | Back Yard, Corner Lot, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Sprinklers Automatic, Sprinklers In Ground, Trees Small Size, Views |
| Roof | Composition |
| Construction | Brick, Masonry, Stone |
| Foundation | Slab |

School Information

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

Property Listed by: Kuper Sotheby's Intl Realty
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