

# \$1,400,000 - 129 Feritti Drive, Austin

MLS® #2999999

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## \$1,400,000

5 Bedroom, 4.00 Bathroom, 3,715 sqft  
Residential on 0.35 Acres

Rough Hollow East Rim, Austin, TX

Private Sanctuary of Comfort and Charm set in secluded luxury with only your imagination to distract you. The setting of this home offers 'protected preserve' privacy and the perfect north-south aspect that captures the cooling summer breezes and amazing sunsets.

Located in the exciting and active boating community of Rough Hollow Lakeway, this home features stately architectural elements, concrete tile roof, and a superb layout with an abundance of indoor/outdoor living space with pool and spa, natural light, and panoramic Hill Country views. Open concept kitchen flows to great room, informal dining, and outdoor living area. Master bed and guest suite (or office) first floor with three additional bedrooms and game room with bar upstairs. Professional stainless kitchen appliances, under cabinet wine fridge and stained cabinets with granite counters. Pool flows with waterfall and grotto, sunken bar seating, spa and grassy area for the furry family members or kids. Outdoor living with fireplace, built-in grille, sink and refrigerator. The East rim is conveniently located and just a short distance to the Highland Village Amenity Center, Rough Hollow Marina, Canyon Grille and gyms. Shopping, dining, conveniences, and exemplary Lake Travis schools are just minutes away. Residents are members at the prestigious Rough Hollow Yacht Club, Marina and Highland Village which features an incredible array of water-themed amenities and year-round events and activities with 4



pools, a lazy river, play scape, dog parks, pocket park areas, tennis, pickle, bocce, and basketball courts, soccer fields, two pavilions, 22 miles of hike/bike trails, stand-up paddle boards, kayaks, ship store, onsite activity and full-time life director.

Built in 2011

### **Essential Information**

MLS® #	29999999
Price	\$1,400,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,715
Acres	0.35
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

### **Community Information**

Address	129 Feritti Drive
Subdivision	Rough Hollow East Rim
City	Austin
County	Travis
State	TX
Zip Code	78734

### **Amenities**

Utilities	Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Phone Connected, Sewer Connected, Water Connected, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Curbs, Dog Park, Internet Access, Lake, Playground, Park, Pool, Sport Court(s), Street Lights, Sidewalks, Trails/Paths, Fishing, Kitchen Facilities, Pet Amenities, Planned Social Activities, Property Manager On-Site, Restaurant, Tennis Court(s), Trash Pickup Door to Door
Parking	Attached, Door-Single, Garage Faces Front, Garage

# of Garages	2
View	Trees/Woods, Canyon, Hills, Panoramic, Park/Greenbelt
Waterfront	Lake Privileges

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Gas Water Heater, Microwave, Stainless Steel Appliance(s), Gas Cooktop, Plumbed For Ice Maker, Propane Cooktop, Range Hood, Vented Exhaust Fan, Wine Refrigerator
Heating	Central, Fireplace(s), Propane, Zoned
# of Fireplaces	2
Fireplaces	Gas Log, Factory Built, Family Room, Outside
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Exterior Steps, Private Yard, Rain Gutters, Gas Grill
Lot Description	Sprinklers In Rear, Sprinklers In Front, Interior Lot, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size, Sloped Down
Roof	Concrete, Tile
Construction	Blown-In Insulation, Frame, Glass, HardiPlank Type, Masonry, Concrete, Radiant Barrier, Stone Veneer, Stucco
Foundation	Slab

## School Information

District	Lake Travis ISD
Elementary	Serene Hills
Middle	Hudson Bend
High	Lake Travis

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