

# **\$649,900 - 17311 Whippoorwill Trail, Lago Vista**

MLS® #4948361

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## **\$649,900**

3 Bedroom, 2.00 Bathroom, 1,232 sqft  
Residential on 1.11 Acres

Lodge Acres, Lago Vista, TX

Come live Lakeside on this Sprawling 1+ acre Lake Travis Waterfront Property on Cunningham Cove in Lago Vista! This section of Lago Vista has NO HOA and very minimal restrictions. The property has deeded water rights and direct access to Lake Travis with the option for a boat dock. This beautifully unique property is the prime location for a short-term vacation rental. The property is super private, quiet, and tranquil making it really hard to leave. The street is ideal, the only through traffic are neighbors as the street deadends into the neighborhood boat ramp. The main home is a 3bd/2ba with a large living room, eat-in dining room, great woodwork details throughout, new flooring, track lighting, a built-in bookcase, and a separate laundry room. Outside features dual decks, a large front porch with ceiling fans, large oak trees with tons of shade for the warm summer days, a dog pen, and a huge back yard with grass and a large front yard. The whole acre+ is fully functional, utilized, and provides mass areas for parking. A secondary structure that is used as a workshop has the potential to be a second living space and/or office with the right build-out or it can be removed and replaced with a new structure or an RV pad; all utilities are connected to this structure (water, separate electric meter & septic). No community HOA, don't despair, Arkansas Bend Park is just minutes from the house and it offers lots of nature trails for hiking or biking, a large campground, boat ramps, picnic



benches, and some great spots to simply chill and catch some sun. This is a Travis County public park and it offers seasonal passes at a minimal cost. 500-year flood plain. Lago Vista ISD. This is a must-see property!

Built in 1985

**Essential Information**

MLS® #	4948361
Price	\$649,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,232
Acres	1.11
Year Built	1985
Type	Residential
Sub-Type	Manufactured Home
Status	Active

**Community Information**

Address	17311 Whippoorwill Trail
Subdivision	Lodge Acres
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

**Amenities**

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Airport/Runway
Parking	Additional Parking, Gravel, Private
View	Lake
Is Waterfront	Yes
Waterfront	Waterfront, Boat Ramp/Lift Access, Lake Front

**Interior**

Interior	Carpet, Vinyl
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Appliances	Dryer, Free-Standing Refrigerator, Gas Cooktop, Gas Water Heater, Microwave, Refrigerator, Washer, Gas Oven, Water Purifier Owned
Heating	Electric
# of Fireplaces	1
Fireplaces	Electric, Free Standing
# of Stories	1
Stories	One

## Exterior

Exterior Features	Exterior Steps, Private Entrance, Private Yard, Boat Ramp, Dock
Lot Description	Front Yard, Gentle Sloping, Level, Native Plants, Trees Large Size, Trees Medium Size
Roof	Metal, Shingle
Construction	Frame, HardiPlank Type
Foundation	Pillar/Post/Pier

## School Information

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

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