

# \$825,000 - 16001 Fm 2769 Road, Volente

MLS® #8118759

**\$825,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.48 Acres

Lake Travis 01, Volente, TX

Zoned C-1 Light Commercial by the Village of Volente, this one of a kind waterfront property, features TWO individual homes - fully furnished! These early 21st century buildings have been renovated, designer-decorated, and are 100% turnkey ready to rent, enjoy, or dream up a variety of businesses. Only steps away from Lake Travis, two marinas, a beachfront waterpark, great food/drinks, live music, and more! Originally built in the early 1900s, there's colorful historical lore about these two buildings. built long before LBJ dammed up the Colorado river to form Lake Travis and the Highland Lakes. The bones are good, with a soul you can feel. From its rough cut limestone or chinking with cedar logs, to the rustic stone fireplace and breathtaking views - this property's charm and character provide a nostalgic and romantic lakecation from everyday life.

Set on nearly half-acre lot with long sloping backyard, mature trees, and dotted with original kinetic sculptures by Texas artist Jim Lapaso. Property is fenced and gated, with ample street side parking and carport. On LCRA water line - UV filtered, septic, and serviced by Pedernales Electric and Texas Disposal Systems.

House One (two-story limestone): 1/1.5 - Open living and kitchen, full bath including clawfoot tub, spiral staircase to master bedroom, half bath, and rear lake-facing deck. Two screened



in porches; one upstairs, one down - great for outdoor dining/entertaining. Carport and utility shed.

House Two (authentic log cabin): 1/1 - Large living, master bedroom, separate open kitchen, and full bath including clawfoot tub. Coat closet and large utility closet/pantry. Front lake-facing patio.

Built in 1920

**Essential Information**

MLS® #	8118759
Price	\$825,000
Bathrooms	0.00
Acres	0.48
Year Built	1920
Type	Commercial
Sub-Type	Other
Status	Active

**Community Information**

Address	16001 Fm 2769 Road
Subdivision	Lake Travis 01
City	Volente
County	Travis
State	TX
Zip Code	78641

**Amenities**

Utilities	Above Ground Utilities, Electricity Available, High Speed Internet Available, Water Available
Parking	Attached Carport
View	Lake, Trees/Woods

**Interior**

Interior	Tile, Wood
Heating	Central

**Exterior**

Construction

Frame, Stone, Log

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