

\$1,700,000 - 409 Venture S Blvd, Point Venture

MLS® #8096418

\$1,700,000

4 Bedroom, 4.00 Bathroom, 3,066 sqft
Residential on 1.06 Acres

Point Venture Sec 1 Amd O, Point Venture, TX

Welcome to the highly sought after Village of Point Venture! This beautifully maintained waterfront home is situated on 1.005 acres which would allow you to have up to 2 boat docks. Home was completely custom built in 2011 using only the best materials from the ground up including: Engineered Hardwood â€œ Hand-scraped Hickory floors by Flohr, custom blown light fixtures from Wimberley Glass Works, Custom made bathroom mirrors by Broadway Showroom in Marble Falls, Wolf Gas Cooktop, Custom dry stacked limestone fireplace, all doors and cabinets throughout the home are knotty Alder, custom fitted blinds, custom made exterior fixtures, original blue prints will remain with the home and many more custom features. Owner has photos from construction phase and original survey with survey film. 3 car garage is 1000 sf featuring one side with extra length to accommodate your golf cart and another vehicle. Drive your golf cart over to the PV Golf Pro Shop before hitting the course and stop by the Caddy Shack afterwards for a cold drink. PV Golf course was voted one of the best 9 hole golf courses in Tx by the Dallas Morning News and one of the top 10 courses in the US by Golf Advisor. This is a lakeside community with numerous amenities that include a junior Olympic swimming pool, community center, library, 50+ acre waterfront park with boat launches, covered pavilion, picnic tables, playgrounds and frisbee golf. A 160+ boat slip marina, Liquid Thrillz boat rental, Captain



Pete's marina restaurant and much more.

Built in 2011

Essential Information

MLS® #	8096418
Price	\$1,700,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,066
Acres	1.06
Year Built	2011
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	409 Venture S Blvd
Area	LN
Subdivision	Point Venture Sec 1 Amd O
City	Point Venture
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Cable Available, Electricity Connected, Fiber Optic Available, High Speed Internet Available, Phone Connected, Water Connected, Underground Utilities
Features	Barbecue, Common Grounds/Area, Clubhouse, Conference/Meeting Room, Fitness Center, Fishing, Golf, Gated, Lake, Playground, Park, Pool, Sport Court(s), Tennis Court(s), Library, Putting Green, Restaurant
Parking	Concrete, Door-Multi, Driveway, Garage, Inside Entrance, Garage Faces Side, Lighted, Oversized, RV Garage
# of Garages	3
Garages	Garage Door Opener
View	Lake, Trees/Woods, Water
Is Waterfront	Yes

Waterfront Lake Front, Waterfront

Interior

Interior Tile, Wood, Slate

Appliances Built-In Electric Oven, Bar Fridge, Convection Oven, Dryer, Dishwasher, Free-Standing Refrigerator, Gas Cooktop, Disposal, Ice Maker, Microwave, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator, Washer, Propane Cooktop

Heating Central, Fireplace(s), Heat Pump, Hot Water, Propane, Propane Stove

of Fireplaces 1

Fireplaces Great Room, Masonry, Raised Hearth, Wood Burning, Gas Starter, Stone

of Stories 1

Stories One

Exterior

Exterior Features Exterior Steps, Lighting, Private Yard, Rain Gutters, RV Hookup

Lot Description Back Yard, Close to Clubhouse, Front Yard, Near Golf Course, Gentle Sloping, Many Trees

Roof Metal

Construction Blown-In Insulation, HardiPlank Type, Stone

Foundation Slab

School Information

District Lago Vista ISD

Elementary Lago Vista

Middle Lago Vista

High Lago Vista

Additional Information

Date Listed May 14th, 2022

Days on Market 33

HOA Fees 200

HOA Fees Freq. Monthly

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