



604 Cutty Trail Updates

WATERFRONT HOA INCLUDES:

- RARE GEM only 85 homes in this HOA to share 7+ acre WATERFRONT community park that is truly lake life living
- Private gated keyed entrance for residents only
- Private walking trail to access Lakeway City Park- you don't have to get on Hurst Creek!
- Private swimming and fishing dock
- Boat ramp to launch all your water sport activities- this is the ONLY boat ramp in Lakeway without having to go through a marina!
- Acreage with picnic tables and a large covered patio to escape from the sun
- 2 newly resurfaced tennis courts at the end of Ladin Ln with a private keyed access for residents only
- Neighborhood Pool next to the tennis courts is perfect place to meet up and cool off

INTERIOR FEATURES

- 4 bedroom or 3 with optional 4th office
- 2 bathrooms fully remodeled in 2020
- 10' ceilings throughout all main living areas
- Open flex space can be a sitting room, tv nook, studio, cocktail lounge, etc...
- 5 ton HVAC replaced in 2024
- Hot water heater replaced in 2018
- 30 year roof replaced in 2015
- Modern LED lighting throughout
- Smoke detectors recently replaced
- Garage door replaced in 2022
- New garage WIFI garage door opener in 2022

FULL KITCHEN REMODEL IN 2021

- 42" custom maple cabinetry
- Wrap around breakfast bar with natural stone accent
- Gorgeous granite countertops
- Center island for easy cook prep
- Custom backsplash to ceiling
- Stainless steel vent hood and electric cooktop
- Stainless refrigerator, built in oven and built in microwave

PRIMARY SUITE

- Oversized primary, hardwood floors and tall ceilings
- Spa like bath remodeled in 2020• Large wet room with rain shower head, soaking tub and large shower
- Double sink vanity built with custom cabinets, granite counters and plenty of storage
- Oversized walk in closet with two story hanging space for all your seasonal needs

EXTERIOR FEATURES

- Huge covered patio totaling approximately 310 square feet of entertaining space
- Plenty of room to add your outdoor kitchen!
- Beautiful wood ceiling encompassing 2 separate ceiling fans
- Additional uncovered space is perfect for outdoor grilling
- Lives as an additional living space!
- Sun shades protect from the heat and add additional privacy
- Meticulously maintained landscaping with lighting
- Crushed granite area is the perfect setting for a fire pit or the addition of a play scape