

15747 Booth Circle

VOLENTE, TEXAS 78641

Refined Living Natural Beauty Lake Travis At Your Doorstep

Experience the very best of Lake Travis living in this exceptional gated waterfront estate in Volente. Offering breathtaking lake views, direct water access with a private boat dock and lift, and beautifully designed indoor and outdoor living spaces, this remarkable residence is perfectly suited for both everyday comfort and unforgettable entertaining. MLS# 8510889



PROPERTY SNAPSHOT

 \$2,250,000	 4,074	 1994	 4	 3.5	 1.154	 2
LIST PRICE	SQ FT	YEAR BUILT	BEDROOMS	BATHROOMS	ACRES	CAR GARAGE



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SCAN TO VIEW
PHOTOS, VIDEO,
3D TOUR & MORE



<https://www.15747boothcircle.com>

HOME OVERVIEW

- Southeast facing
- Oversized 2-car garage with work area
- No HOA

INTERIOR FEATURES

- Open layout perfect for entertaining
- Expansive windows with multiple lakefront views from many rooms
- Soaring entry ceiling
- Dual-zone HVAC

EXTERIOR FEATURES

- Multiple private balconies
- Turfed front, side, rear yard
- Detached cabana with sink, grill, cooler, and fireplace
- Direct lake access with two-story dock
- Hydraulic boat lift

MAIN LEVEL

- Inviting double-door entry
- Formal dining area
- Chef's kitchen with ample counter space
- Breakfast area with lake views

MAIN LEVEL cont'd

- Two-story living room with expansive windows, lake views, and fireplace
- Two guest bedrooms with Jack and Jill bathroom
- Laundry room with sink and garage access

UPPER LEVEL

- Gameroom with wet bar, private balcony, and lake views
- Study and media rooms that can be used as bedroom #5 and #6
- Luxurious primary bedroom with balcony, fireplace and lake views

UTILITIES

- Electricity - PEC (Approx \$250/month)
- High Speed Internet - Spectrum
- Heating / Cooking / Hot Water - Propane (500 gal above-ground propane tank)
- Water - Well
- Sewer - Septic

AREA ATTRACTIONS

- Volente Beach Resort and Waterpark nearby
- 35 minutes from downtown Austin
- 15 minutes from shopping and dining
- Hiking, wildlife, and breathtaking vistas nearby

NOTABLE UPDATES

Hot water heater replaced in 2022

PREMIER FEATURES

- Gated lot
- Direct lake access with two-story dock
- Multiple entertaining levels

SCHOOL ISD

- Leander ISD
- Elementary - Grandview Hills
- Middle School - Four Points
- High School - Vandergrift

TAX INFO

- Travis County
- Tax rate: 1.8620

PREMIER
By Redfin

All information deemed reliable but not guaranteed. Buyer to verify all information including but not limited to features, square footage, schools, and taxes. If you are already working with an agent, this is not a solicitation of your business.

