

14804 ARROWHEAD DRIVE  
LEANDER, TEXAS 78641

Thoughtfully  
Designed.  
Beautifully Built.

A true gem with 3,711 sq ft, 4 bedrooms and 4.5 bathrooms, nestled on .3455 acres near Lake Travis. This luxurious custom home exudes warmth and elegance in a serene and picturesque setting. Experience the perfect balance between peaceful tranquility and modern conveniences.

Scan to view photos, video & 3D tour.



PROPERTY SNAPSHOT

|                                                                                              |                                                                                         |                                                                                     |                                                                                       |                                                                                           |                                                                                         |
|----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
|  \$1,199,000 |  3,711 |  4 |  4.5 |  .3455 |  2.5 |
| LIST PRICE                                                                                   | SQ FT                                                                                   | BEDROOMS                                                                            | BATHROOMS                                                                             | ACRES                                                                                     | CAR GARAGE                                                                              |



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SCAN TO VIEW  
PHOTOS, VIDEO  
& 3D TOUR

<https://www.14804arrowheaddrive.com>

HOME OVERVIEW

- Luxury Custom home, 3,711 sq ft, 4BRs, 4.5BAs, .3455 acres
- Low tax rate: 1.7842
- South facing
- No HOA
- 2.5-car garage with storage (\$465F)

INTERIOR FEATURES

- 3,711 sq ft (2,243 up / 1,468 down)
- 4 bedrooms (2 down, 2 up, 3 are ensuite)
- 4.5 bathrooms (2.5 down, 2 up)
- 2 laundry rooms (1 down, 1 up)
- 2 living areas (1 down, 1 up w/bar)
- Gourmet kitchen with island, pot filler and large, walk-in pantry
- Dining Room with built-in buffet
- Private Study
- 8' doors throughout
- Luxury Vinyl Plank, tile, carpet in 2 upstairs bedrooms and game room
- Custom cabinets with soft close
- Strategic window placement for privacy

EXTERIOR FEATURES

- .3455 acres (200'x75') w/room for a pool and boat parking
- South facing
- 2.5-car garage with storage (\$465F)
- Large, covered back and front porches
- Upper balcony
- Property access from front and alley in back. 8'x8' gate in back.
- Composite shingle roof
- 8' privacy fence on 3 sides
- Spigots on 4 corners
- Full sprinkler system
- Underground electrical

MAIN LEVEL

- 10' ceilings
- Walls of windows in the living room
- Gourmet kitchen with pot filler, two sinks, large, walk-in pantry
- Buffet in dining room with cabinets
- Formal living room
- Private Study

MAIN LEVEL (CONTINUED)

- Secluded owner's retreat with vaulted ceiling
- Ensuite bedroom (multi-gen) (BR2)
- Laundry room with gas & electric, sink, cabinets, space for a fridge
- Half bath
- Mudroom area near garage

UPPER LEVEL

- 9' ceilings
- Large game room with balcony overlooking backyard
- Wet bar with cabinets, sink and space for mini fridge
- Laundry room with gas & electric
- Bedrooms 3 and 4 (ensuite)
- Desk area in wide hallway

UTILITIES

- Electric – Pedernales
- Propane used for tankless water heater, stove, dryers (also electric), BBQ grill. Heat is electric.
- Water & sewer – Well & septic
- Trash – Texas Disposal Systems

AREA ATTRACTIONS

- Lake Travis boat ramps and marinas
- Lake Travis Waterloo Adventures
- Volente Beach Resort & Waterpark
- Lake Travis Zipline Adventures
- Miraval Austin Resort & Spa
- Grocery ~ 15 min



FUTURE-READY FEATURES

- Pre-wired for 4 front gate
- Pre-wired for tree lights in front yard
- Pre-wired for pool equipment in backyard
- Plumbed for water softener
- Plumbed for propane grill



SIGNIFICANT PROPERTY INVESTMENTS

- Underground electrical \$45K (2023)
- 450' well & equipment \$30K (2023)
- Well house w/electricity for pool equipment \$7K (2023)
- Septic system w/two-year maintenance contract (2024) \$27k
- 500-gallon underground propane



LEANDER ISD

- Grandview Hills Elem
- Four Points Middle
- Vandegrift High



PREMIER FEATURES

- Private, tree-lined setting
- Room for pool and boat parking
- Peaceful hill country living near Lake Travis
- Custom quality throughout



LOW TAX RATE 1.7842

- Enjoy lower property taxes and no HOA fees
- More freedom, more value

PREMIER  
By Redfin

All information deemed reliable but not guaranteed.  
Buyer to verify all information including but not limited to square footage, schools, and taxes.

“ Every detail of this home was carefully curated and professionally designed to deliver timeless beauty, exceptional quality, and modern comfort. A true one-of-a-kind forever home. ”