

\$998,900 - 14203 Fm Road 2769, Leander

MLS® #4523887

\$998,900

4 Bedroom, 3.00 Bathroom, 2,977 sqft
Residential on 1.32 Acres

Cypress Acres A-D, Leander, TX

If buyer uses seller's preferred lender, lender will pay for the cost of a 1/0 temporary rate buy-down, meaning the buyer's 1st 12 monthly payments of the loan will be calculated at a 1% lower rate. RARE opportunity to own a home on Lake Travis in Cypress Acres, right around the corner from Volente Beach Waterpark! This area rarely has homes available because of the location & incredible schools! This home & lot itself will not disappoint - even the curb appeal in the front draws your attention. Situated on 1.15 acres, this beautiful piece of property has been exquisitely remodeled. Every detail in each room has been thoroughly thought out. From the on-set, the gorgeous full length front porch & upstairs balcony have a timeless look & appeal. Both the front & back decks have been replaced w/a high-performance composite TREX decking that will last for decades. The two back balconies/patios have been redone & extended to take advantage of the gorgeous lake views. The 1.15 acres leads down to the edge of the canal which has water in it when the lake is up to a normal level. When water is in the canal, you can have private access to Lake Travis & easily add a boat dock. Inside is impressive around every turn -the downstairs flooring is gorgeous wood-look tile. The kitchen is jaw-dropping! Completely remodeled w/gorgeous custom maple cabinetry that extends flush to the ceiling, soft close & custom pull-outs & drawers, herringbone backsplash, farmhouse single-bowl sink



w/window, tons of cabinet space & counter space, quartz countertops, reverse osmosis water filtration system & dedicated coffee area. Windows thru-out the home have been replaced. LED recessed lighting throughout, guest bath fully renovated w/designer tile selections. The primary retreat is exceptionally relaxing. Take advantage of lake location, but close proximity to major employers. Great opportunity for Airbnb or Short Term Rental (STR) - no restrictions.

Built in 2001

Essential Information

MLS® #	4523887
Price	\$998,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,977
Acres	1.32
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	14203 Fm Road 2769
Area	LN
Subdivision	Cypress Acres A-D
City	Leander
County	Travis
State	TX
Zip Code	78641

Amenities

Utilities	Electricity Connected, Propane
Features	Lake
Parking	Circular Driveway, Garage Faces Side

Garage Spaces	3
View	Lake
Waterfront	Canal Front

Interior

Interior	Tile, Wood
Appliances	Built-In Gas Range, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Private Entrance, Private Yard, Rain Gutters
Lot Description	Corner Lot, Gentle Sloping, Landscaped, Trees Large Size, Views
Roof	Composition
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

District	Leander ISD
Elementary	Grandview Hills
Middle	Four Points
High	Vandegrift

Additional Information

Date Listed	January 9th, 2023
Days on Market	488

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