

\$699,900 - 18105 Austin Boulevard, Lago Vista

MLS® #3739063

\$699,900

3 Bedroom, 3.00 Bathroom, 1,864 sqft
Residential on 2.37 Acres

Lakeshore Ranch, Lago Vista, TX

Welcome to 18105 Austin Blvd, an exceptional ~2.37-acre estate with private lake access in Lago Vista's coveted Lakeshore Ranch community. Ownership includes a well maintained 1,864 sq ft home on Lot 88 (~1.09 acres) and Lot 86 at 4318 Park Drive (~1.28 acres). For those seeking an even more expansive retreat, the adjoining Lot 87 at the corner of Austin Boulevard and Park Drive may be purchased in conjunction with Lots 86 and 88, creating a rare 3.55 acre contiguous lake area estate.

This property includes direct access to Lake Travis at 45 Inspiration Circle, where residents enjoy a private boat ramp and swimming area just minutes from the front door, perfect for weekends on the water.

The 2019 built home features three bedrooms and three bathrooms across two levels. The main living spaces are on the first floor, while the upper level living room showcases sweeping Hill Country and Lake Travis views, an ideal setting for entertaining or quiet evenings.

With frontage on both Austin Boulevard and Park Drive, the layout offers tremendous flexibility for boat and RV storage, additional structures, or convenient drive through access. The property also includes an approximately 500 foot deep concrete cased well, a 1,500 gallon water storage tank in a vented utility



building, a whole house water filtration system, a generator ready setup with dual transfer switches, as well as both a climate controlled garage with cooling and heating and a separate workshop.

Lakeshore Ranch is prized for its large lot privacy, community waterfront park, and proximity to FM 1431 and Lago Vista's shopping, dining, and golf. With the option to expand by building a second residence, pool, or recreational space, this offering combines lake lifestyle with unmatched versatility.

Built in 2019

Essential Information

MLS® #	3739063
Price	\$699,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,864
Acres	2.37
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	18105 Austin Boulevard
Area	LN
Subdivision	Lakeshore Ranch
City	Lago Vista
County	Travis
State	TX
Zip Code	78645

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
-----------	--

Features	None
Parking	Additional Parking, Driveway, Garage, Electric Gate, Garage Faces Side
Garage Spaces	2
View	Hills, Lake, River, Trees/Woods, Panoramic, Water
Waterfront	None

Interior

Interior	Tile, Vinyl
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Private Yard, See Remarks
Lot Description	Back Yard, Front Yard, Private, Many Trees, See Remarks, Views
Roof	Composition
Construction	Masonry, Vertical Siding
Foundation	Slab

School Information

District	Lago Vista ISD
Elementary	Lago Vista
Middle	Lago Vista
High	Lago Vista

Additional Information

Date Listed	January 9th, 2026
Days on Market	45

Listing Details

Listing Office	Compass RE Texas, LLC
----------------	-----------------------

Property Listed by: Compass RE Texas, LLC
The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from March 5th, 2026 at 2:30am CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without

any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.