

# 1101 Ivean Pearson #D204

## Special Features

### True lakefront condo with consistent deep-water Lake Travis views

- Direct views of both the lake and resort-style infinity pool from the unit
- Private covered balcony ideal for sunrise coffee and sunset entertaining
- Front-row viewing of annual 4th of July fireworks over the lake
- Rare 2-car garage (highly desirable for condo living)
- Lock-and-leave lifestyle perfect for full-time living or vacation use
- Expansive floor-to-ceiling windows maximizing natural light and views
- Open-concept floor plan with high ceilings and seamless flow
- Hardwood flooring throughout main living areas
- Lakeview Kitchen featuring:
  - Black granite countertops
  - Farmhouse sink
  - Breakfast bar seating
  - Stainless steel appliances
  - Abundant storage
- Second-floor primary suite with elevated lake views
- Wake up to lake sunrises directly from the primary bedroom
- Spa-like primary bath + large walk-in closet
- Automatic shades in primary suite for comfort and privacy
- Ideal multi-level layout with 3 bedrooms
  - Primary suite upstairs
  - Guest bedroom on each level for privacy and flexibility
- Recently updated HVAC (April 2025)

### Community & Lifestyle Features

- Resort-style infinity-edge pool overlooking Lake Travis
- Oversized spa + waterfront patio
- Commercial-grade outdoor kitchen & entertaining areas
- Fire pits, lounging areas, and scenic walking trails
- Fishing spots + direct lake access
- Day docks and jet ski slips available

### Prime Location Near:

- Point Venture Golf Club
- Captain Pete's Boat House
- Lago Vista Brewery
- Lucky Rabbit Restaurant
- Balcones Canyonlands National Wildlife Refuge



REALTY  
AUSTIN

COMPASS