

## AIRBNB FOR SALE

### PRIVATE TRI-LEVEL GEODOME AIRBNB NEAR LAKE TRAVIS

8125 Joy Rd, Leander, TX 78641



### SALES PRICE: \$1,780,000

- Finances Available Upon Request
- Voted "Coolest Airbnb in Texas" by Condé Nast Traveler Magazine (2021)
- Building Size: 3,524 SF
- 0.4566 Acres (19,889.496 SF)
- Zoned: SR1: Single Family Residential Historical
- Sharon Road Frontage:  $\pm$  40'
- Property Depth:  $\pm$  530'
- 4 Full Bedrooms, and a Private Sleeping Area
- 3 Full Baths with 3 Stand-Up Showers
- Observation Tower Loft Library with 360° Views
- Wraparound Deck
- Full Kitchen
- 30 Minutes from Downtown Austin
- 2021 Taxes \$11,014.21

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3701 West Waco Drive  
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**BRAD HARRELL, CCIM**  
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**AIRBNB FOR SALE**

# PROPERTY PHOTOS

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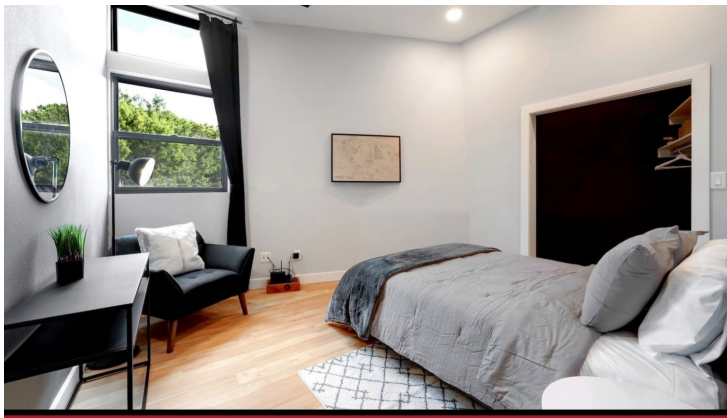
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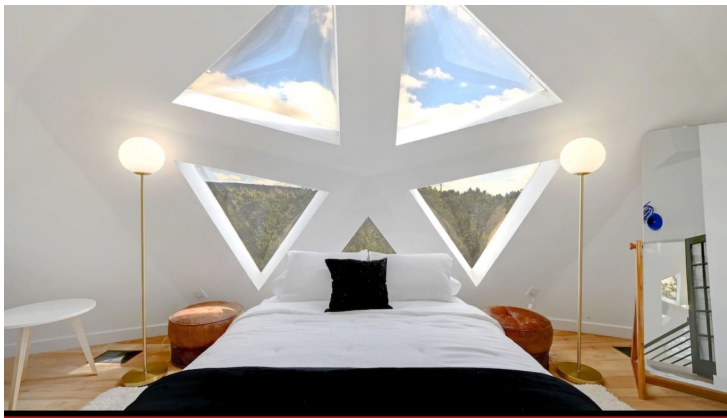
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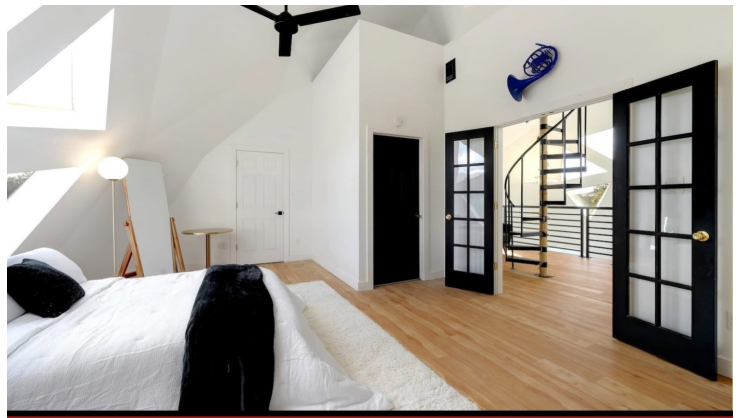
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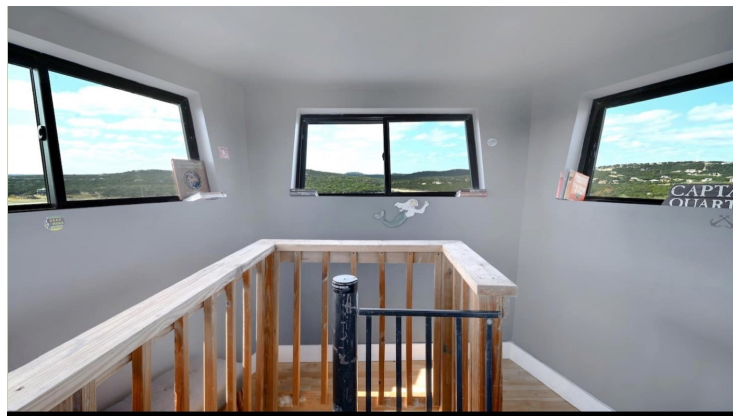
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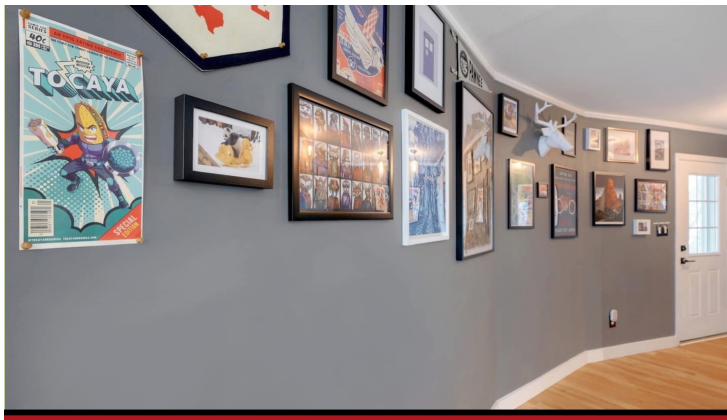
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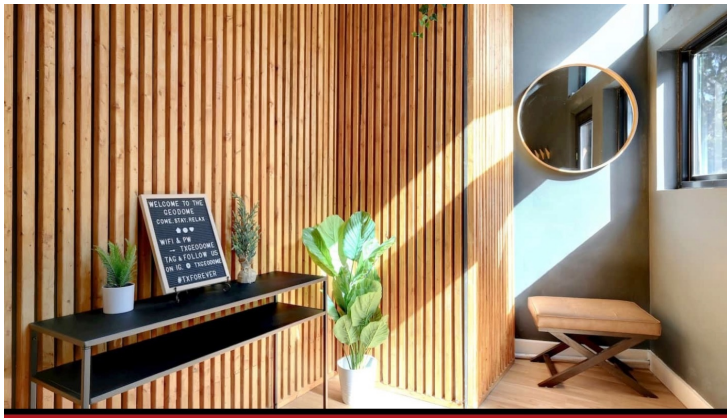
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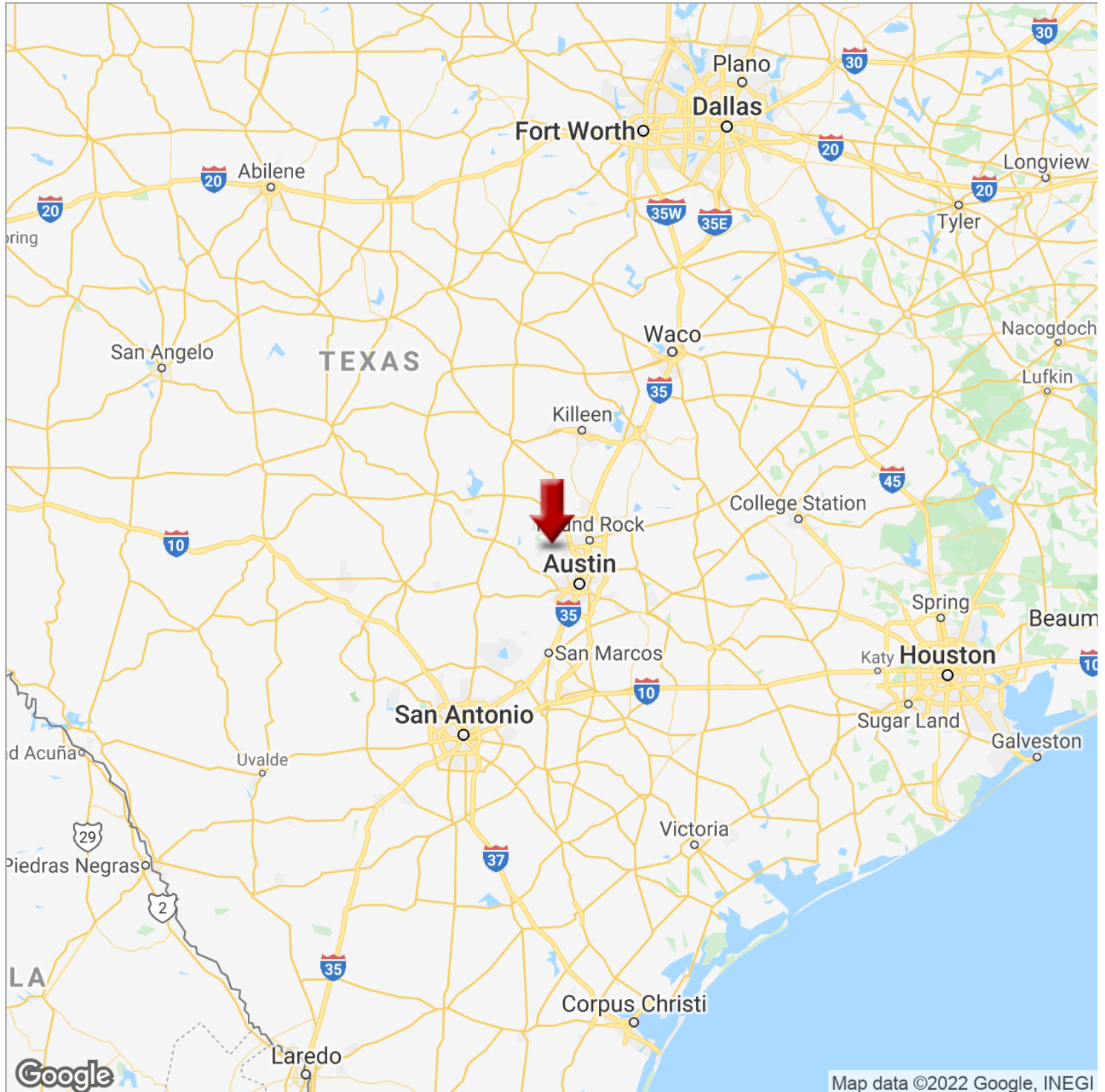
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# LOCATION MAP (TEXAS)

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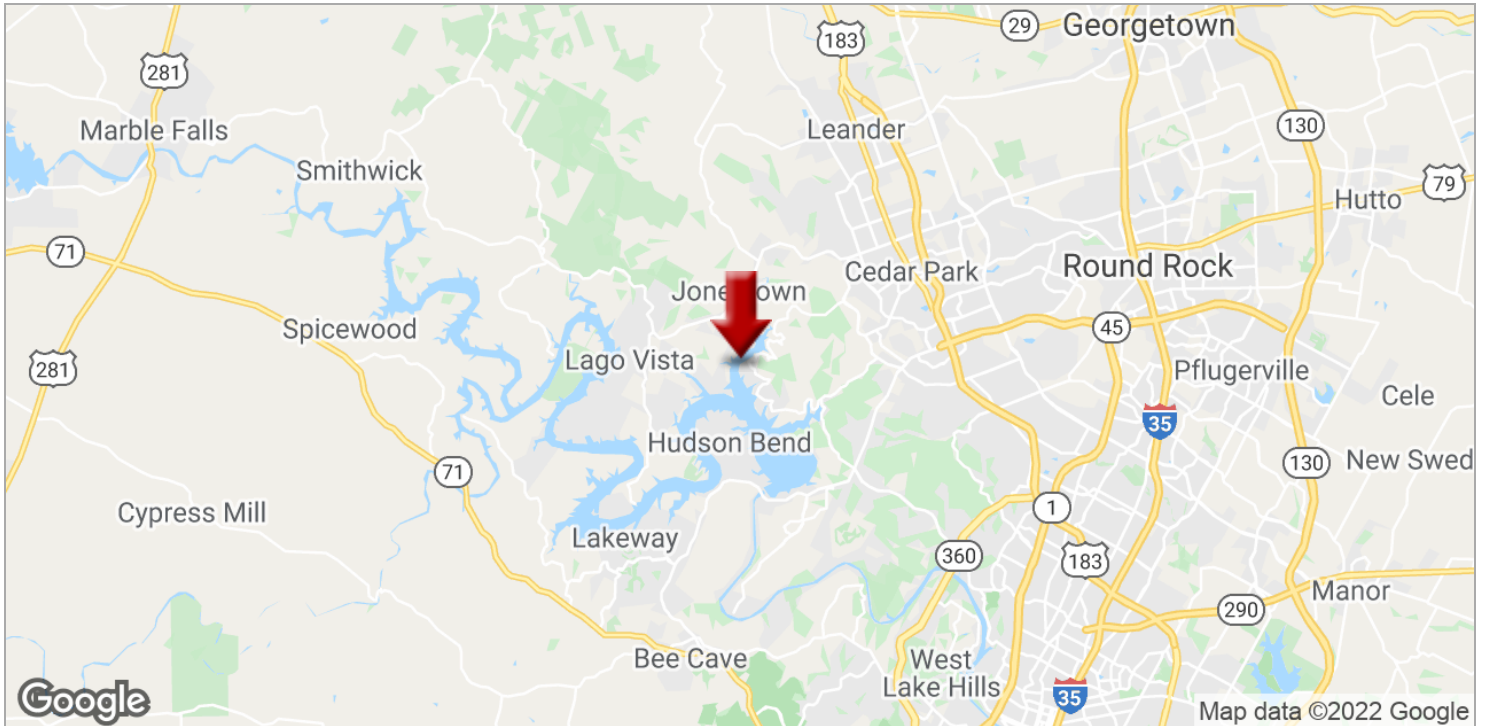
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## LOCATION MAPS (LOCAL)

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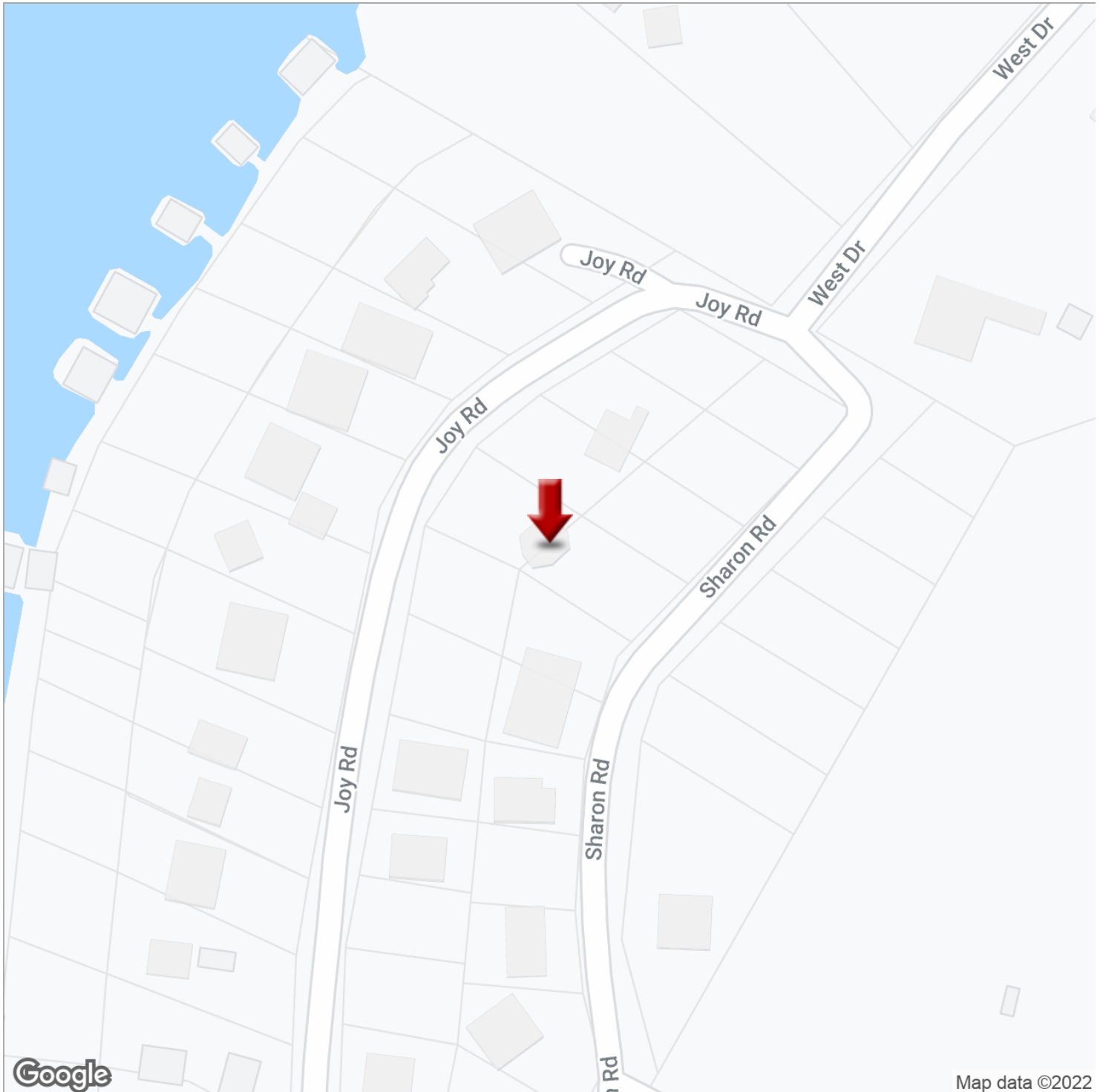
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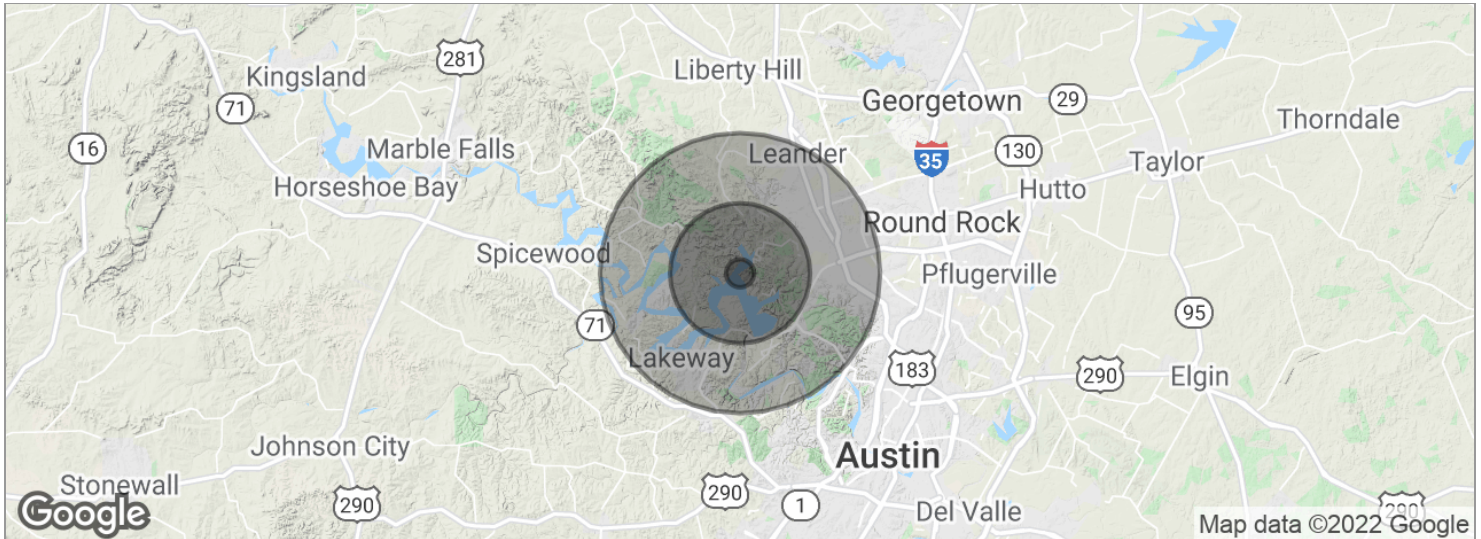
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# DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,041	25,952	223,530
Median age	36.3	37.7	36.1
Median age (male)	36.0	37.2	35.7
Median age (Female)	36.5	38.3	36.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	410	10,278	84,244
# of persons per HH	2.5	2.5	2.7
Average HH income	\$108,477	\$104,685	\$102,311
Average house value	\$368,512	\$376,647	\$310,038

\* Demographic data derived from 2010 US Census

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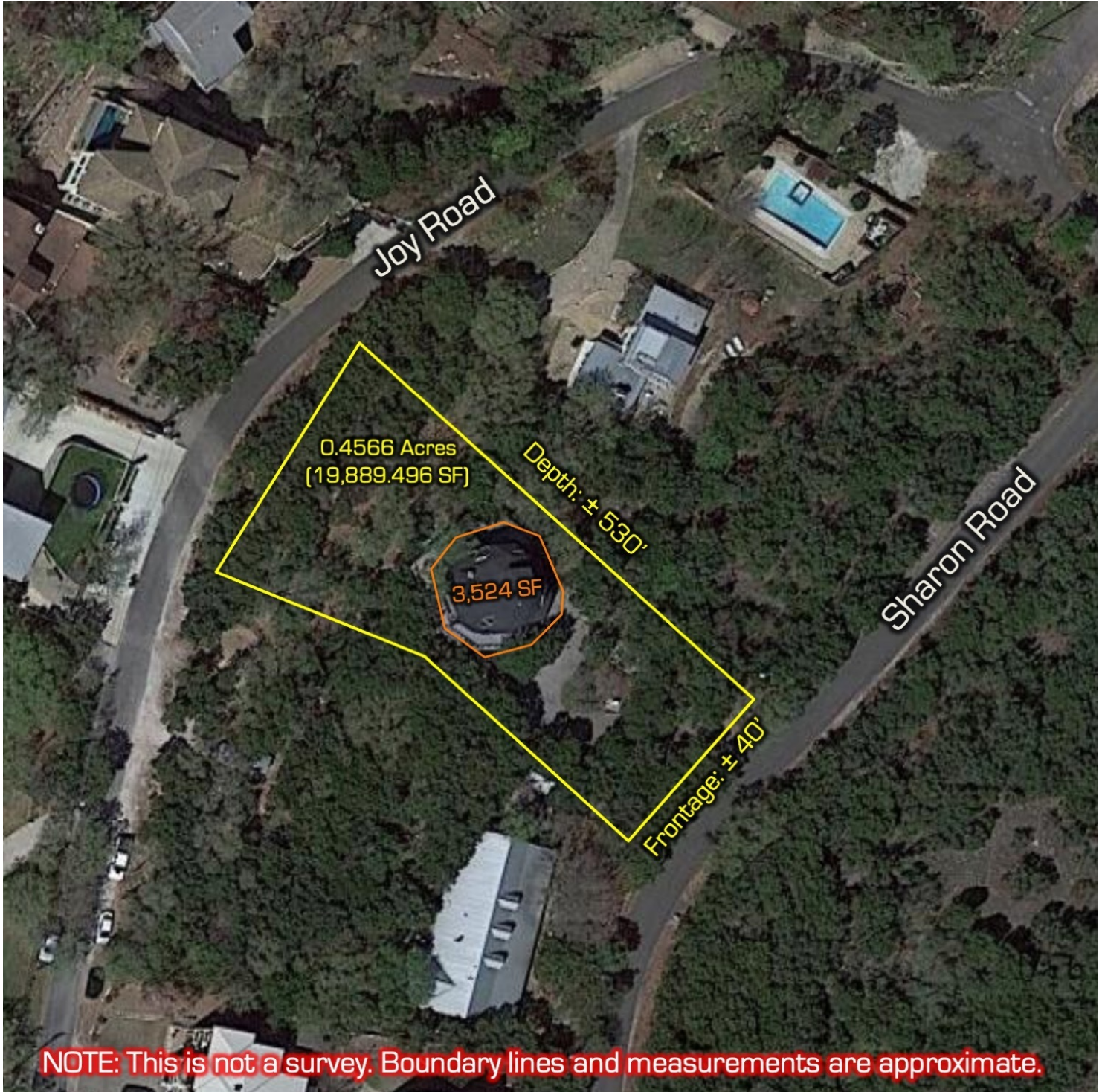
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**AIRBNB FOR SALE**

# PROPERTY BOUNDARY

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# TXDOT MAP (2020)

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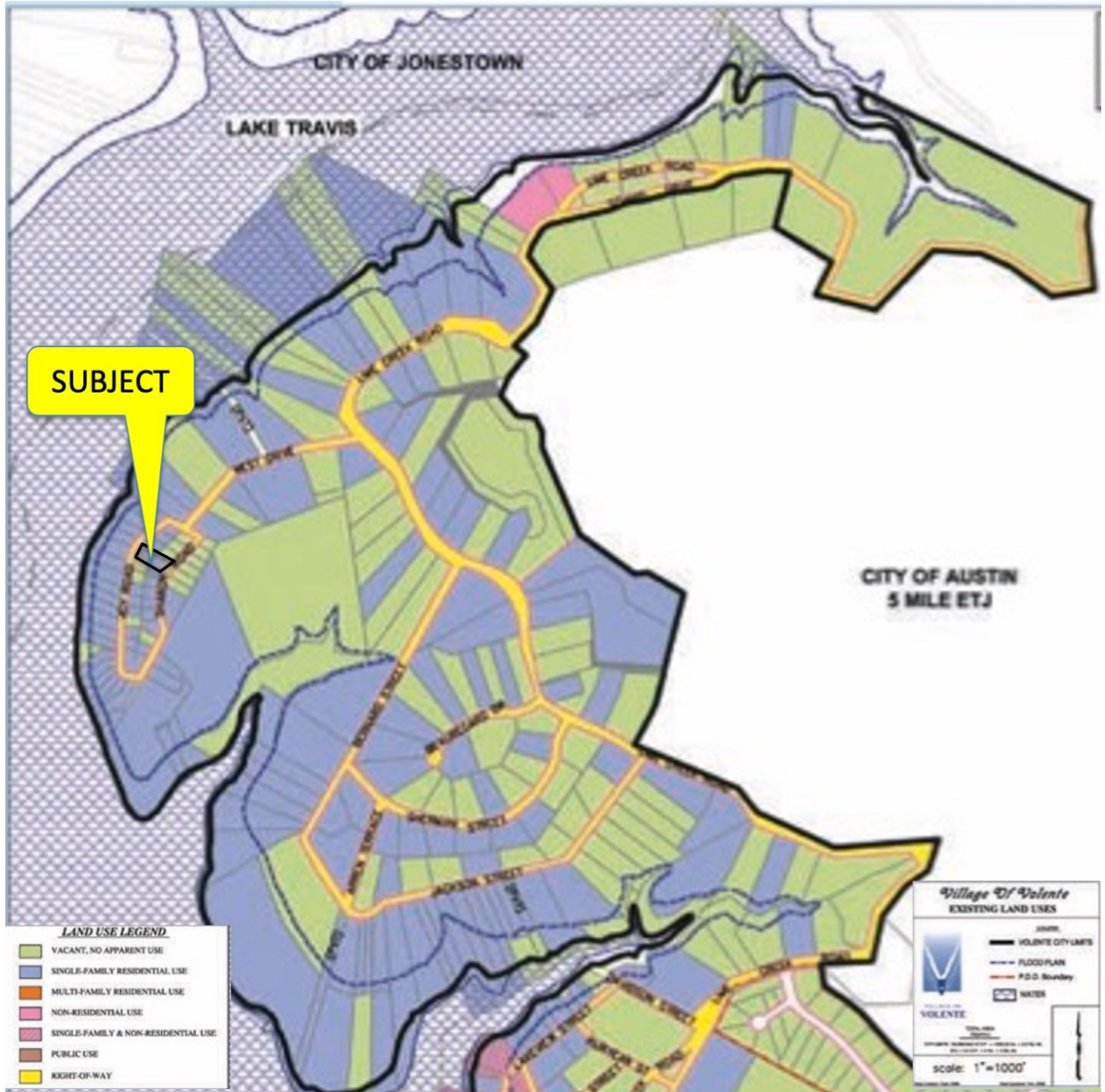
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# LAND USE MAP

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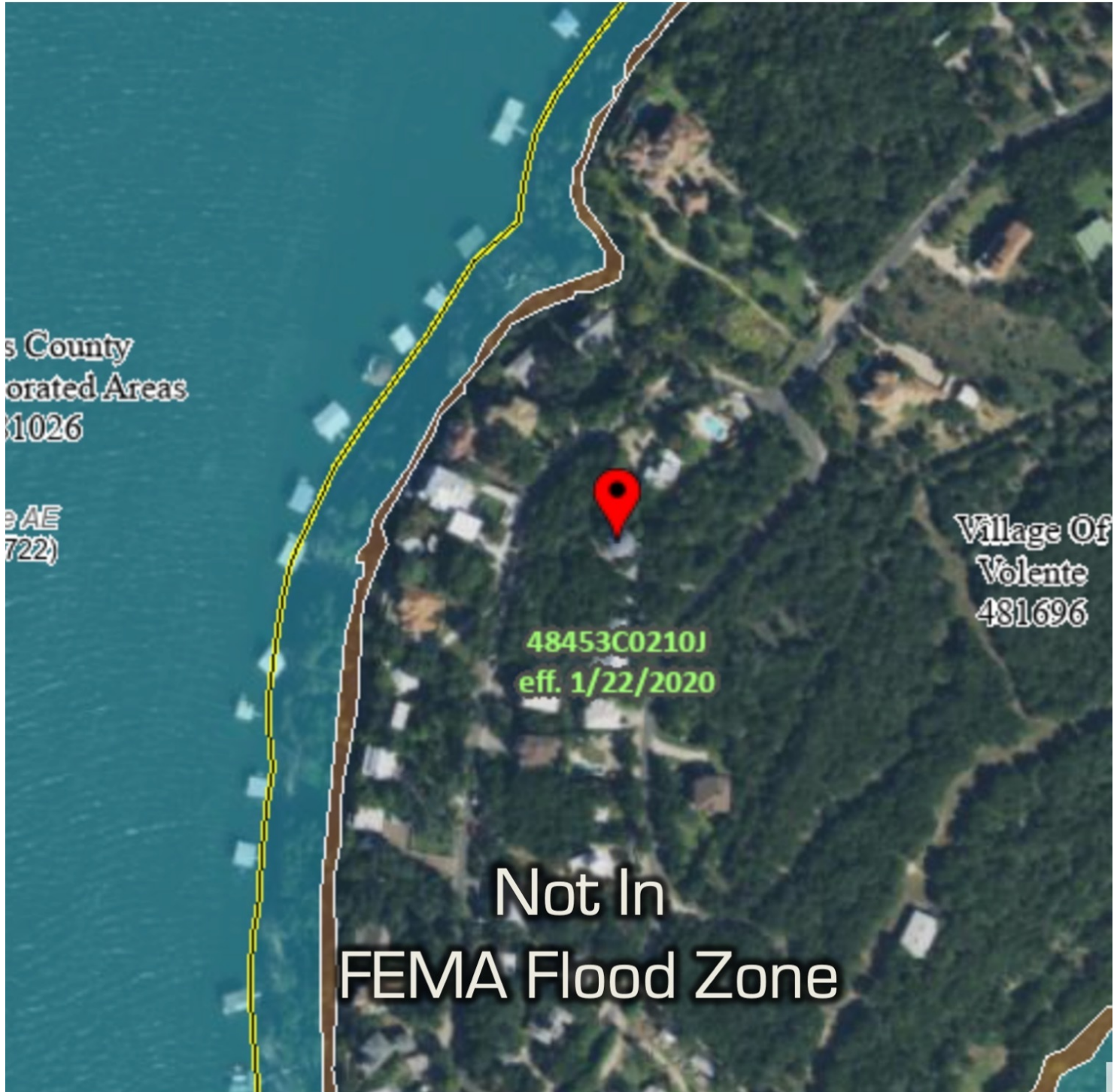
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## FEMA FLOOD MAP

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PLACES TO STAY

# The Coolest Airbnb in Every State, from Floating Tiki Huts to Desert Marvels

*From sea to shining sea, we've surfaced palatial mansions, tiny houses, and everything in between.*

BY ASHLEA HALPERN

December 7, 2021

Ask 100 people what makes an Airbnb “cool” and you’ll get 100 different answers. For some travelers, it’s the novelty of staying in a place they would never otherwise experience—like a houseboat in Oregon or a converted grain silo in Missouri. For others, it boils down to a James Beard-worthy kitchen, an exceptionally well-curated vinyl collection, or hotel-caliber creature comforts like a heavenly bed made up with fine Belgian linens. However you define it, these 52 Airbnbs represent the coolest of American cool—aesthetically, architecturally, and A-plus hospitality. (Every listing featured below is run by a **Superhost** with a 4.8 rating or higher.) Scroll through to find out which spot in your state made the list—along with helpful tips for what to do in the area when you visit.

## Leander, Texas

Here’s another unusual rental to check off your list: the geodesic home. Kitschy as the 1970s kit-built exterior may look, this five-bedroom geodome is stuffed with modern amenities like soaking tubs and high-end appliances. Mid-century modern furnishings and a smart art collection add the perfect finishing touch, while the wraparound deck and observation library tower capture 360 degrees of the surrounding treetops and beautiful Lake Travis.

**Insider tip:** Tweens/teens driving you up a wall? Challenge them to a relay race on the 600-foot floating obstacle course at **Lake Travis Waterloo Adventures**. Or just kick back on a chaise lounge and watch *them* tackle it.

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# AIRBNB RATING & REVIEWS

8125 Joy Rd, Leander, TX 78641



★ **4.83 · 42 reviews**

Cleanliness	4.8
Accuracy	4.8
Communication	4.9
Location	4.9
Check-in	4.9
Value	4.7



**Yun Ji (Julie)**  
November 2021

Exceptional!! We had an amazing time for my husband's 30th birthday! Fit 10 comfortably. All the furniture, is so comfy! The decor is so pretty and trendy, made for great pics. We really appreciated all the details, like extra tp, paper towels, complimentary drinks/snacks, & disposable slippers. We loved the interior decoration details, the Tardis reference was my favorite!! The view from the tower was amazing, the pictures don't do it justice! My one tiny regret is not packing an eye mask, the upstairs bedrooms are pretty bright in the morning. Also, consider bringing extra blankets, they provide 1 extra throw blanket. Driveway fit 6 cars easily. Quick drive to Zip Lake Travis (so fun!) & Oasis, ~40 mins to 6th street. I would definitely stay here again!



**Fabiola**  
December 2021

Super spacious and just as pictured! The location is minutes from Lake, you can see it from all windows and backyard. it's close to major shopping like HEB, restaurants and Starbucks. the lot itself is HUGE with plenty of space to run around in. The living space is 3 stories of totally functional space. The bottom floor has full private bed and bath with game room...almost feels like a whole other property on that level....then mid floor which is what you will walk into has roomy Foyer, kitchen, dining, living and 2 bedrooms and full bath. The wrap around porch can be accessed via 2 sliding glass doors and the ceiling height is huge and stunning exactly as pictured. The 3rd floor has a loft bedroom and master bedroom with another small sitting area.... then you have spiral staircase that has 360 view with telescope and all! all of the rooms are great sized, super closets. all bathrooms are functional! We cooked at home the 3 days we were there and had everything we needed. I do think they could update their pots however everything is there! There was even a welcome gift that had wine, water bottles, chips, nuts etc. We decided we wanted to grill and were allowed to bring our own grill so we bought a small camping \$25 grill from HEB and had a blast! You are surrounded by Marinas, parks and trails so we had something to do each day! Dan is fast to respond and the house was super ready for us. We LOVED our stay and would definitely come back. OH! we were there during Christmas and weather was a DREAM!



**Lauren**  
May 2021

Our group had an amazing stay at the Geodome! It has such a unique, modern style. We were a bachelorette party of 13 girls and the house was perfect for a group our size. The host was very helpful and responsive too. Would highly recommend staying at this house!



**Paige**  
April 2021

The Geodome is just as advertised! Such an adorable place to stay. Dan was very accommodating and quick to respond with any questions I had. Perfect stay for anyone wanting to be close to the lake!

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# AIRBNB REVIEWS (CONTD.)

8125 Joy Rd, Leander, TX 78641



**Rebecca**

November 2021

Wow!! What a perfect family get away for the weekend. The place was clean and super fun. When we arrived we were welcomed with open arms into a beautiful home. The beds were extremely comfortable and the living room had the most comfortable couch for a movie night. I could spend hours looking at all of the fun Easter eggs in the house too! My favorite one was the blue French horn from How I Met Your Mother in the master bedroom.

Thank you Dan for a perfect weekend!



**Rebecca**

May 2021

Dan's place was everything we had hoped for and more! The geodome was absolutely breathtaking-from the newly renovated finishes and interior to the ease of the check in/check out process. We loved every minute of our girls weekend. There were plenty of stunning photo opp areas within the house (my personal favorite being the master bedroom) and everything we needed was available (even nespresso pods for our morning coffee). The beds were comfy, views were amazing, and Dan was super responsive to all questions that came up during our stay. Would definitely recommend this place as a beautiful getaway near the lake!



**Jaclyn**

February 2021

Our group had a wonderful time at the Geodome! It is a quirky and modern space with fun surprises at every corner. About 20-25 minutes on winding lakeside roads from shopping plazas (grocery stores, restaurants). Everything was clean, beds were comfortable, and Dan was an accommodating and responsive host. We made some great memories, thank you!



**Amy**

March 2021

We had a wonderful time at the geodome with our children. There was plenty of room for our family to spread out, and the kids loved the quirky little touches throughout the house. Quiet, peaceful, and a welcome break for us all.

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date