

\$3,995,000 - 1215 Thurman Bluff, Spicewood

MLS® #1260963

\$3,995,000

4 Bedroom, 4.00 Bathroom, 3,648 sqft
Residential on 2.14 Acres

Thurman Bend Estates, Spicewood, TX

Lake life on Lake Travis at its best! Enjoy breathtaking panoramic water views, sunrises, sunsets and the majestic Texas Hill Country from your own home. This newly constructed (2020) Modern Farmhouse style home is located on 2+ acres, in a friendly gated community, on deep water with your own private dock, just an easy 20 minute drive to all the amenities of the Hill Country Galleria, as well as local wineries/breweries and restaurants. This custom built home boasts soaring ceilings with views from almost every room and easy access to the water via a lighted poured concrete cart path. The open concept floor plan features a large great room with a full wall of windows overlooking the lake, an enormous 24 ft tall limestone fireplace, an airy single stringer open riser oak staircase with open second level balcony views. The gourmet kitchen features solid Black Walnut cabinetry, a massive centre island with breakfast bar, granite counter tops, built-in stainless appliances, gas cooktop, tons of storage, pantry closet, and bar area adjacent to a private dining room. Additionally, on the main level is the first primary bedroom suite with double vanity, private water closet, separate walk-in shower, soaker tub and walk-in California closet with easy access to main floor laundry, as well as a main floor office. On the second level is another primary bedroom with private bathroom and walk-in closet and two more bedrooms with ensuite bathroom. If you want to keep a big boat, this



is the dock for you! It's 1600 sq ft dock on "Always Deep Water" with a 38ft slip and a 12,000 lbs air lift and a 24ft slip with a 6000 lbs lift, ladder and second level swing. The dock saloon has roll up windows, stainless fridge and cabinets for your lakeside entertainment.

Built in 2020

Essential Information

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|----------------|-------------------------|
| ListingFeed | abor_vow |
| MLS® # | 1260963 |
| List Price | \$3,995,000 |
| Sale Price | \$3,995,000 |
| Sale Date | June 15th, 2022 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,648 |
| Acres | 2.14 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Single Family Residence |
| Status | Closed |

Community Information

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|-------------|----------------------|
| Address | 1215 Thurman Bluff |
| Subdivision | Thurman Bend Estates |
| City | Spicewood |
| County | Travis |
| State | TX |
| Zip Code | 78669 |

Amenities

| | |
|-----------|---|
| Utilities | Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Propane, Phone Connected, Underground Utilities |
|-----------|---|

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|---------------|---|
| Features | Common Grounds/Area, Gated, Lake, Park, Trash Pickup Door to Door |
| Parking | Attached, Door-Multi, Driveway, Garage, Gated, Private, Tandem |
| # of Garages | 4 |
| Garages | Garage Door Opener |
| View | Hills, Lake |
| Is Waterfront | Yes |
| Waterfront | Lake Front, Waterfront, Boat Ramp/Lift Access |

Interior

| | |
|-----------------|---|
| Interior | Tile, Wood |
| Appliances | Built-In Electric Oven, Bar Fridge, Built-In Refrigerator, Convection Oven, Dryer, Washer/Dryer Stacked, Dishwasher, Exhaust Fan, Electric Oven, Disposal, Ice Maker, Water Purifier Owned, Propane Cooktop, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s) |
| Heating | Electric, Forced Air, Propane Stove, Wood |
| Cooling | Central Air, Ceiling Fan(s), Zoned |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas Starter, Great Room, Masonry, Outside, Raised Hearth, Stone, Wood Burning |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|---|
| Exterior Features | Boat Lift, Boat Slip, Boat Ramp, Dock, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters |
| Lot Description | Sloped Down, Many Trees, Trees Medium Size, Views, Xeriscape |
| Windows | Aluminum Frames, Double Pane Windows, Drapes, Screens, Window Treatments |
| Roof | Metal |
| Construction | HardiPlank Type, Stone |
| Foundation | Slab |

School Information

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|------------|--------------------|
| District | Lake Travis ISD |
| Elementary | West Cypress Hills |
| Middle | Lake Travis |
| High | Lake Travis |