

\$3,500,000 - 1105 Thurman Bluff Drive, Spicewood

MLS® #1409420

\$3,500,000

6 Bedroom, 7.00 Bathroom, 5,708 sqft
Residential on 4.80 Acres

Thurman Bend Estates, Spicewood, TX

Stunning Lake Travis Waterfront Estate on 4.8 Acres. Gentle Slope to Deep Water Frontage. Gated Private Paved Road to Boat Dock. Panoramic Lake and Hill Country Views.

Highly Custom Finishes are prevalent in this 5,708 sq/ft home. Featuring 2 Primary Bedrooms, 4 Secondary Bedrooms and an Office/Bedroom. One of the 6.5 Bathrooms has a Wheelchair Accessible Shower. The Unique Long Leaf Pine End-Grain Antique Flooring upstairs (over 300 years old) will amaze you. Cherry & Alder Custom Doors throughout and Travertine Flooring Downstairs. An Open Floor Plan captures the fantastic Lake Views as the expansive sliding doors bring the outdoors into the home. Luxury Appliances make up the Kitchen Area including two 36" Free Standing Ranges (Viking and American Range), 2 Bosch Dishwashers, Refrigerators, Freezers, 1 Commercial Full Size Refrigerator and 1 Commercial Full Size Freezer. The Galley/Laundry Area provides 2 Kingsbottle Wine Refrigerators and 1 Kingsbottle Beverage Refrigerator. The Exquisite wine room has a capacity of over 1000 bottles. The 2 Dryers and 1 Washer makes for easy clean-up. Some furnishings are negotiable. Within the 4 Car Garage is your own Air-Conditioned Home Gym and Storage Room. A Backup Generator with a dedicated 1000-Gallon Propane Tank is already in place for the next rare freeze. Enjoy the outdoors on the Boat Dock - Slip, Electric Hoist, Swing and



an Area for Table and Chairs. Located in the LTISD with a Tax Rate of 1.998 in a Small Gated Community. Bee Cave Hill Country Galleria's Shopping and Restaurants are within 20 minutes. Austin-Bergstrom International Airport is approximately 1 hour. Entertain, relax and/or work from home at your great waterfront location on Lake Travis.

Built in 1999

Essential Information

ListingFeed	abor_vow
MLS® #	1409420
List Price	\$3,500,000
Sale Price	\$3,475,000
Sale Date	October 28th, 2021
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	5,708
Acres	4.80
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1105 Thurman Bluff Drive
Subdivision	Thurman Bend Estates
City	Spicewood
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Phone Connected, Sewer Connected,

	Water Connected, Underground Utilities
Features	Community Mailbox, Gated, See Remarks
Parking	Detached, Garage
# of Garages	4
Garages	Garage Door Opener
View	Lake, Panoramic, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront, Boat Ramp/Lift Access

Interior

Interior	See Remarks, Wood
Appliances	Bar Fridge, Built-In Refrigerator, Dryer, Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Free-Standing Freezer, Disposal, Gas Water Heater, Ice Maker, Refrigerator, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Water Softener, Tankless Water Heater, Water Purifier, Wine Refrigerator, Washer
Heating	Central, Fireplace(s), Propane, Wood Stove
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Great Room, Heatilator, See Remarks, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Dock, Outdoor Grill, Private Yard, Arbor
Lot Description	Back Yard, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Moderate Trees, Sprinklers Automatic, Sprinklers In Ground
Windows	Blinds, Double Pane Windows, Screens
Roof	Metal
Construction	Natural Building, Stone
Foundation	Slab

School Information

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