

\$3,100,000 - 2611 Improver Road, Spicewood

MLS® #3227568

\$3,100,000

4 Bedroom, 4.00 Bathroom, 3,814 sqft
Residential on 8.54 Acres

Paleface Ranch Sec 03, Spicewood, TX

Beautiful Farmhouse by Agave Custom Homes who was featured in "House Beautiful". Horse ready has two horse stalls in large tree filled pens, run in for a mini horse, a fully fenced pasture, round ring & arena.

Generously-sized living/dining area graced by a floor to ceiling stone fireplace under a tall valuted, beamed ceiling. Gleaming concrete floors throughout the main level w walls of sliding glass which invite great natural light. Step outside to experience unsurpassed outdoor entertaining with covered outdoor living a fully equipped summer kitchen overlooking sparkling pool with views of natural hill country. With 3814 sq ft 4 bedrooms with en-suite baths, 3 living plus a large screened in living with brick fireplace. A sleek and stylish Chef's kitchen shines with white quartz countertops, GE Monogram stainless steel appliance package including double ovens, gas cook top and a professional built in fridge. Dining has an elegant Jacqueline chandelier w a see thru fireplace into gameroom w entertaining bar & wine fridge. Owner's Retreat has tall ceilings, brick accent wall, sconce lighting with elegant window treatments. Treat your senses in your tranquil spa style bath enclosed by large barn doors with white tiled flooring and walls which surround a free standing soaking tub and large walk in shower. Double vanities covered in quartz counter tops and offer ample cabinetry, sconce accent lighting and a large walk in closet. Surround sound in every room even



garage with built in intercom system that allows you to talk from any room to any room. Serene gentle environment is enhanced by listening to the soft nicker of your horses just steps away with outdoor lighting that shines on pens and stalls at night. Spend relaxing evenings stargazing in your sparkling pool with a waterfall spa while watching nature. Two sep lots make one parcel, 5.72 ac & 2.82 acre waterfront lot on 23501 Indian Divide Cv.has paved driveway to the waters edge w boat dock. Lake Travis ISD

Built in 2018

Essential Information

ListingFeed	abor_vow
MLS® #	3227568
List Price	\$3,100,000
Sale Price	\$2,900,000
Sale Date	August 15th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,814
Acres	8.54
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2611 Improver Road
Subdivision	Paleface Ranch Sec 03
City	Spicewood
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	Electricity Connected, Propane, Underground Utilities
Features	Lake
Parking	Additional Parking, Attached, Door-Multi, Driveway, Garage, Kitchen Level, Garage Faces Side
# of Garages	3
View	Hills, Trees/Woods
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front

Interior

Interior	Concrete, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Microwave, Built-In Refrigerator, Wine Refrigerator
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Family Room, Living Room, See Remarks, Dining Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Dog Run, Lighting, Outdoor Grill, Boat Ramp, Boat Slip
Lot Description	Cleared, Landscaped, Native Plants, Many Trees, Sprinklers Automatic, Trees Large Size, Trees Medium Size, Xeriscape
Windows	Double Pane Windows, Solar Screens, Window Treatments
Roof	Composition, Metal
Construction	HardiPlank Type, Stone Veneer
Foundation	Slab

School Information

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