

# \$2,100,000 - 2203 Improver Road, Spicewood

MLS® #7384435

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## \$2,100,000

5 Bedroom, 4.00 Bathroom, 3,641 sqft  
Residential on 3.97 Acres

Paleface Ranch Sec 01, Spicewood, TX

Gorgeous 5 bedroom (or 4 BR + office), 3.5 baths, 2 car garage+ barn + boat/RV storage on 3.9 highly improved waterfront acres! Open living/kitchen/dining Modern farmhouse style envelops family & friend gatherings with warm finishes such as European white oak wide plank wood floors & Restoration Hardware & lighting upgrades. 3 BRs down (or 2 BRs + office), 2 BRs & bath up w/ Game/media room. Fenced backyard with hot tub overlooking the water. Beautiful water views from most rear facing windows. Lake Travis access via Pedernales River. Private, gated, horse friendly community with seasonal social activities & boat ramp. Day dock conveys with the home. 5 minutes to local grocery, conveniences and farmers market. Approx. 15 minute drive to Hill Country Galleria, 40 minutes to Austin Airport. Enjoy all the perks of the hill country/waterfront retreat & close to the city!



Built in 2017

## Essential Information

ListingFeed	abor_vow
MLS® #	7384435
List Price	\$2,100,000
Sale Price	\$2,060,000
Sale Date	January 19th, 2022
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,641
Acres	3.97
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2203 Improver Road
Subdivision	Paleface Ranch Sec 01
City	Spicewood
County	Travis
State	TX
Zip Code	78669

### **Amenities**

Utilities	Electricity Available, Propane, Other
Features	Common Grounds/Area, Community Mailbox, Equestrian Community, Golf, Gated, Internet Access, Lake, Trails/Paths
Parking	Attached, Boat, Circular Driveway, Garage, RV Carport, Garage Faces Side, Storage
# of Garages	2
Garages	Garage Door Opener
View	Park/Greenbelt, Lake, Panoramic, River
Is Waterfront	Yes
Waterfront	River Front, Waterfront, Boat Ramp/Lift Access

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Oven, Cooktop, Dishwasher, Gas Cooktop, Disposal, Microwave, Refrigerator, Water Softener Owned, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning

# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Boat Ramp, Dock, Private Yard, RV Hookup, RV Parking/RV Hookup
Lot Description	Cul-De-Sac, Near Golf Course, Native Plants, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Trees Medium Size, Trees Small Size, Views
Windows	Window Treatments
Roof	Metal
Construction	Frame, Masonry, Stone, Stone Veneer
Foundation	Slab

### **School Information**

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