

# \$2,200,000 - 20317 Rod And Gun Club Road 2, Spicewood

MLS® #8604744

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## \$2,200,000

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 6.36 Acres

ABS 2163 Survey 49, Spicewood, TX

Welcome to this very rare opportunity to own a waterfront estate property comprised of 2 tracts that total +- 6.36 Acres with deep water and wonderful views. The property has recently been cleared of most of the cedar trees to showcase the magnificent heritage sized Oak Trees. This property has the perfect topography with a building site out of the flood plain and then it's gently sloping all the way to the water. At the waters edge there is about 339' feet of water frontage. The property is deeded to the center of Bee Creek. The waterfront is very deep at this property, in January of 2015 when the lake level was at 623' there was enough water to allow continued use of a floating dock. There is electricity to the property and it has access to a community water well in addition to a well that was drilled within the last 4 years. There is an aging cabin/structure and a floating boat dock on the property but they are considered to have no value in relation to the property and will be sold in their as is - where is condition. Hurry to see this fantastic waterfront opportunity, there are very few like this one and I believe it will sell quickly!



## Essential Information

ListingFeed	abor_vow
MLS® #	8604744
List Price	\$2,200,000

Sale Price	\$1,800,000
Sale Date	May 27th, 2022
Bathrooms	0.00
Acres	6.36
Type	Lots and Acreage
Sub-Type	Other
Status	Closed

### **Community Information**

Address	20317 Rod And Gun Club Road 2
Subdivision	ABS 2163 Survey 49
City	Spicewood
County	Travis
State	TX
Zip Code	78669

### **Amenities**

Utilities	Cable Available, Electricity Available, Natural Gas Not Available, High Speed Internet Available
Features	None
View	Water
Is Waterfront	Yes
Waterfront	Lake Front

### **Exterior**

Lot Description	Gentle Sloping, Many Trees, Trees Large Size
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### **School Information**

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