

# \$1,395,000 - 25036 River Road, Spicewood

MLS® #8814577

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## \$1,395,000

2 Bedroom, 2.00 Bathroom, 1,582 sqft  
Residential on 2.43 Acres

Pedernales Bend, Spicewood, TX

Freshly landscaped. Beautiful waterfront property with breathtaking views of the water and hill country with fabulous sunsets. Built as 2 bedrooms, 2 baths. Plans for approx. 3400 square foot addition available, including 3 additional bedrooms and baths. The slab is keyed for the addition. Septic System is sized for the addition. Water Well with 2500 gallon tank for consistent pressure with tankless water heater delivery to the house. Well to the Trinity Sands. The kitchen has 6 burner Wolf Range, Kitchenaid dishwasher, double ovens, microwave, appliance garage, and knotty alder cabinets throughout, recessed lighting, and stained concrete floors. Fireplace, coffered ceilings, and large plate glass windows for enjoying the views. Recently painted exterior and landscaping plan is being implemented. Owner can access the private waterfront (deeded out into the river) by ATV, via Vicinity Trail at the end of Old Ferry Road. Private boat dock allowed. Also, deeded access to the neighborhood boat ramp on Lakeshore drive at Laguna Vista voluntary HOA park. PLENTY OF ROOM ON THE PROPERTY FOR TRAM, LIFT, AND/OR STAIRS TO THE WATERFRONT



Built in 2012

## Essential Information

ListingFeed	abor_vow
MLS® #	8814577

List Price	\$1,395,000
Sale Price	\$1,285,000
Sale Date	September 15th, 2021
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,582
Acres	2.43
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	25036 River Road
Subdivision	Pedernales Bend
City	Spicewood
County	Travis
State	TX
Zip Code	78669

### **Amenities**

Utilities	Propane
Features	Park, Airport/Runway, See Remarks
Parking	Garage, Garage Faces Side, Covered
# of Garages	2
Garages	Garage Door Opener
View	Hills, Lake, River, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake Front, River Front, Waterfront

### **Interior**

Interior	Concrete
Appliances	Built-In Gas Range, Dishwasher, Disposal, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room

# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Private Entrance, Private Yard
Lot Description	Bluff, Moderate Trees
Windows	See Remarks
Roof	Asphalt
Construction	Stucco
Foundation	Slab

### **School Information**

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