

\$1,900,000 - 123 Vicinity Trail, Spicewood

MLS® #9118846

\$1,900,000

3 Bedroom, 3.00 Bathroom, 2,376 sqft
Residential on 4.54 Acres

Pedernales 02, Spicewood, TX

"The Pearl of The Pedernales" Welcome to a truly exceptional waterfront property on the serene Pedernales River. Built in 2017, immaculately maintained and sparingly occupied, this home has a feeling of newness that is sure to impress. Homes is being sold fully furnished minus primary bedroom set and living coffee table. 4 jet skis, golf cart and John boat convey with the sale as well. The wrap-around porch and balcony are a perfect place to enjoy your morning coffee or afternoon glass of wine. Prepare to be enamored by multiple enclosed barns on the premises, offering ample space for storage of vehicles, boats, and even jet skis. But wait, there's more! Behold the vast workshop, a sanctuary for all your creative endeavors and ambitious projects, where dreams come to life amidst the clinks of tools and the scent of sawdust. Speaking of conveniences, you will have zero water bills with your very own private well. While the water level may be a tad low at the moment, this gem boasts a private boat dock and boat ramp, poised to ignite your aquatic adventures. This property is being sold with not one, but TWO distinctive lots. Lot 7 and Lot 30 (which extends all the way to Mels Road) present a total of 4.54 acres. Lot 30 does not have any structures but it holds an essential role within the esteemed Pedernales Bend community, granting you coveted access to a private community boat ramp. For a mere \$50 per year, you get the privilege of utilizing this remarkable amenity



during those instances when the waterfront waters recede. Rest assured, you will have water access no matter the time of year. The home and all of the structures are built above and outside of any flood zones or areas. So no flood insurance is required.

Built in 2017

Essential Information

ListingFeed	abor_vow
MLS® #	9118846
List Price	\$1,900,000
Sale Price	\$1,700,000
Sale Date	August 1st, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,376
Acres	4.54
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	123 Vicinity Trail
Subdivision	Pedernales 02
City	Spicewood
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	Electricity Connected, Water Connected
Features	See Remarks
Parking	Additional Parking, Detached, Driveway, Enclosed, Oversized, Storage, Workshop in Garage

# of Garages	3
View	Hills, Canal, River, Water
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, River Front, Waterfront

Interior

Interior	Carpet, Tile, Wood
Appliances	Dryer, Dishwasher, Disposal, Microwave, Oven, Washer, Range, Water Purifier Owned, Water Softener Owned
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Boat Ramp, Boat Slip
Lot Description	Backs to Greenbelt/Park, Split Possible
Windows	Blinds
Roof	Metal
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

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