

\$1,700,000 - 23601 Old Ferry Road, Spicewood

MLS® #553049

\$1,700,000

3 Bedroom, 3.00 Bathroom, 2,051 sqft
Residential on 4.38 Acres

Milam Ranch, Spicewood, Texas

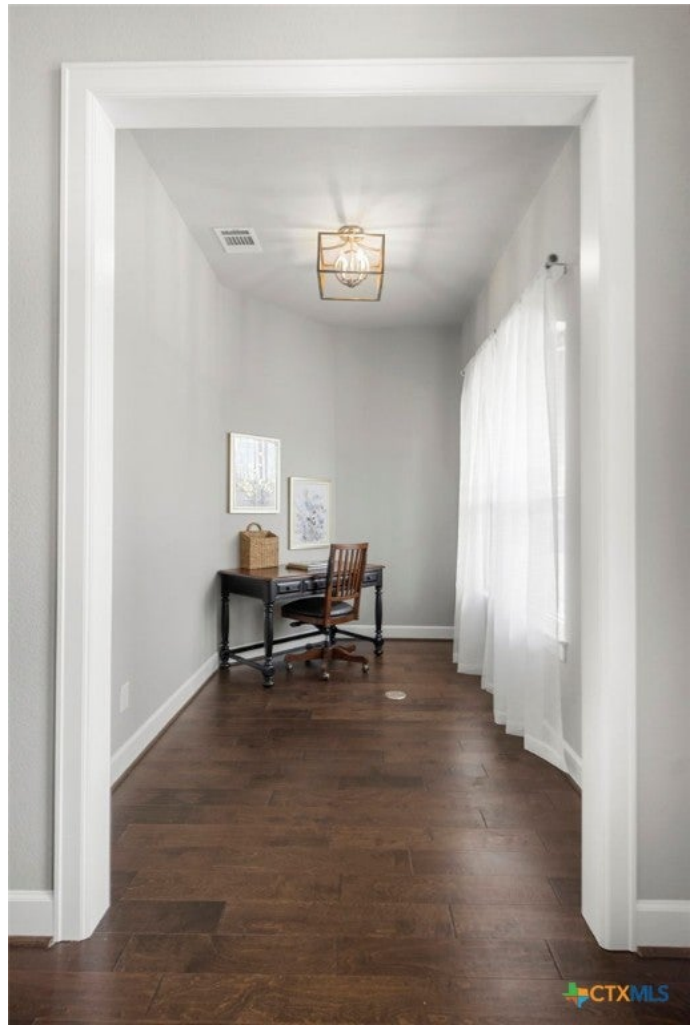
Welcome to the epitome of luxury and comfort at 23601 Old Ferry Road, Spicewood, TX. This brand new construction is a haven of modern amenities nestled amidst the tranquility of nature. Priced at \$1,700,000, this impressive home spreads over an expansive 2,051 square feet area on a vast 4-acre lot.

Enter into a world of elegance with high ceilings that enhance the spaciousness and hardwood floors that add warmth to the open floor plan. The kitchen is a chef's dream featuring granite counters, Kitchen Aid appliances and a stylish tile backsplash.

The residence includes three bedrooms and three bathrooms equipped, A Ensuite Bedroom has a frameless glass shower for a touch of sophistication. Primary has a big open Walkin shower and a walk-in closet providing ample storage space. A side-by-side washer and dryer offer added convenience.

Experience quiet privacy in your own abode or step outside to enjoy breathtaking Hill Country Views from your backyard. The property also extends right up to the waterfront offering direct access to the serene Pedernales river via your personal floating boat dock.

This property takes energy efficiency seriously with its tankless water heater and Generac whole home generator. It also comes with its



brand new well & well house ensuring self-sufficiency in water supply.

The xeriscape landscaping adds beauty while minimizing water usage, making it an eco-friendly choice. Cozy up by the fireplace on cooler evenings or enjoy warm days on your large lot surrounded by nature's bounty.

Spicewood community offers an array of local amenities including nearby shopping centers, restaurants, parks and highly rated schools. Outdoor enthusiasts will appreciate proximity to golf courses and hiking trails while those seeking cultural experiences can explore local art galleries and music venues.

In conclusion, this property combines luxury living with sustainable practices set against an idyllic backdrop - truly a rare find!

Built in 2023

Essential Information

MLS® #	553049
Price	\$1,700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,051
Acres	4.38
Year Built	2023
Type	Residential
Sub-Type	Single Family
Style	Craftsman, Hill Country
Status	Active

Community Information

Address	23601 Old Ferry Road
Subdivision	Milam Ranch
City	Spicewood

County	Travis
State	Texas
Zip Code	78669

Amenities

Utilities	Electricity Available, Propane
Features	None
# of Garages	2
View	River, Water, Waterfront, Water Access
Is Waterfront	Yes
Waterfront	Dock Access, Other, See Remarks, Water Access

Interior

Interior	Wood
Appliances	Dryer, Dishwasher, Electric Cooktop, Disposal, Microwave, Oven, Refrigerator, Tankless Water Heater, Washer, Some Electric Appliances, Cooktop
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Porch, Propane Tank - Owned
Roof	Metal
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Lake Travis ISD
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Additional Information

Date Listed	August 6th, 2024
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Listing Details

Listing Office	Compass RE Texas, LLC
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