

# \$150,000 - 22506 Briarcliff Drive, Spicewood

MLS® #1585084

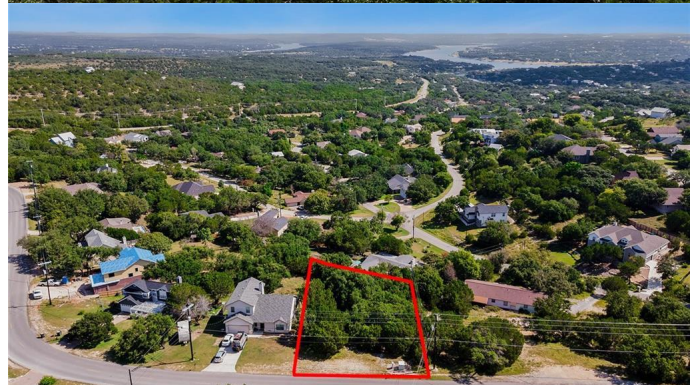
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**\$150,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.35 Acres

Briarcliff Inc Sec 01, Spicewood, TX

Amazing opportunity to own a premium .348-acre lot with picturesque Hill Country and Lake Travis Views! This sprawling lot is located within the desirable community of Briarcliff where residents can enjoy many amenities such as a private marina, boat ramp, 9-hole golf course, and miles of walking/hiking trails to explore! Design your DREAM Hill Country Estate and enjoy living in this peaceful and scenic community while remaining close to everything Austin has to offer! Enjoy your days off on Lake Travis where you can boat, kayak, swim, paddleboard, or eat a delicious meal at The Lighthouse Restaurant and Lounge located within the community. The lot has many mature oak trees that provide excellent shade and privacy for your new home. Electricity, cable, and high-speed internet are available! Plenty of new construction throughout the neighborhood. Low tax rate and highly-acclaimed Lake Travis ISD schools. Less than 1 mile from the Pedernales and Briarcliff park. Easy access to HWY 71, great restaurants, and plenty of shopping. Come walk the property and see the wonderful potential!



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | 1585084   |
| Price     | \$150,000 |
| Bathrooms | 0.00      |

|          |                 |
|----------|-----------------|
| Acres    | 0.35            |
| Type     | Land            |
| Sub-Type | Unimproved Land |
| Status   | Active          |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 22506 Briarcliff Drive |
| Subdivision | Briarcliff Inc Sec 01  |
| City        | Spicewood              |
| County      | Travis                 |
| State       | TX                     |
| Zip Code    | 78669                  |

### **Amenities**

|            |   |
|------------|---|
| Utilities  | Cable Available, Electricity Available, High Speed Internet Available, Phone Available, Water Available |
| Features   | Common Grounds/Area, Fishing, Golf, Internet Access, See Remarks, Trails/Paths                          |
| View       | Hills, Lake, Trees/Woods  |
| Waterfront | None  |

### **Exterior**

|                 |  |
|-----------------|--|
| Lot Description | Interior Lot, Level, Moderate Trees, Private, Trees Large Size, Trees Medium Size, Views |
|-----------------|--|

### **School Information**

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

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