

\$975,000 - 309 Vicinity Trail, Spicewood

MLS® #7818230

\$975,000

3 Bedroom, 1.00 Bathroom, 1,102 sqft
Residential on 0.77 Acres

Pedernales 02, Spicewood, TX

****STUNNING WATERFRONT LOT & CHARMING LAKE COTTAGE**** Located on the Pedernales River just a quick boat ride to Lake Travis. PRIVATE and DIRECT access to the covered boat dock, deck with diving board, SunSport Classic Inboard Speed Boat on a lift, not one but TWO jet skis, and a golf cart located inside itâ€™s very own golf cart garage that takes you down the gentle slope of your private driveway to your water activities! A 3 bedroom lake cottage with private deck overlooking the extraordinary views of the sunset, providing a sense of relaxation and tranquility. This is what lake life is all about; a relaxing weekend escape from the city. ~ INVESTORS ~ 1031 EXCHANGE ~ Short Term Rentals are welcome. Note, all furniture conveys!

This gem of a property extends all the way from the house to the middle of the river! This quaint secluded neighborhood is surrounded by Austinâ€™s booming local businesses, highly sought-after schools, local wineries, and anchored by the Hill Country Galleria.

*Feel free to bring your fishing pole and drop a line... donâ€™t let this one be the one that got away!



Built in 1958

Essential Information

MLS® #	7818230
Price	\$975,000

Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,102
Acres	0.77
Year Built	1958
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	309 Vicinity Trail
Subdivision	Pedernales 02
City	Spicewood
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	Electricity Connected, Water Connected
Features	Fishing, Lake, See Remarks
Parking	Additional Parking, Driveway, Paved, Parking Pad
# of Garages	1
View	Hills, Panoramic, River, Water
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, River Front, Waterfront

Interior

Interior	See Remarks
Appliances	Electric Cooktop, Electric Oven, Microwave, Refrigerator
Heating	Central
# of Stories	1
Stories	One

Exterior

Exterior Features	Dock, Exterior Steps, Boat Lift, Boat Ramp, See Remarks
Lot Description	Sloped Down, Gentle Sloping, Moderate Trees, Views
Roof	Composition, Shingle
Construction	See Remarks

Foundation	Pillar/Post/Pier
------------	------------------

School Information

District	Lake Travis ISD
Elementary	Bee Cave
Middle	Bee Cave Middle School
High	Lake Travis

Property Listed by: Compass RE Texas, LLCThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from September 10th, 2021 at 7:00pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.