

# \$599,000 - 22716 Mary Nell Ln, Spicewood

MLS® #1709626

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**\$599,000**

0 Bedroom, 0.0 Bathroom,  
Land / Farm on 3 Acres

Coves At Sky Ranch, Spicewood, TX

Welcome to The Coves at Sky Ranch, where pristine natural beauty meets luxurious living. Perched on the cliffside of the stunning Lake Travis, this 2.5 acre lot presents an unparalleled opportunity to build your dream estate in the heart of a gated community. Living in The Coves at Sky Ranch means having access to a wealth of community amenities that are sure to enrich your lifestyle including community dock. Whether you're an avid fisherman or just enjoy peaceful moments by the water, the fishing opportunities provided by the tranquil lake waters will satisfy your desires. Many completed homes are already present. Additionally, a beautifully maintained park offers a serene setting for picnics, walks, or simply taking in the breathtaking views of the surrounding nature. This land comes with 50 thousand dollars of plans if the buyers desire. As you step foot onto this remarkable property, you will be greeted by the grandeur of mature, majestic trees that dot the landscape. These towering arboreal wonders provide shade, privacy, and an enchanting ambiance that creates a sense of tranquility. Speaking of ambiance sweeping vistas of Lake Travis and the rolling hills beyond, each day will be a picture-perfect moment to behold. As the sun rises and sets over the shimmering waters, you will have a front-row seat to one of nature's most breathtaking spectacles. Welcome to your own private haven in the heart of Lake Travis – a true paradise awaits.



## Essential Information

MLS® #	1709626
Price	\$599,000
Bathrooms	0.0
Acres	2.52
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active
Days on Market	242

## Water Feature/View

View	Hills,Panoramic,Lake Travis
Is Waterfront	Yes

## Community Information

Address	22716 Mary Nell Ln
Area	LS
Subdivision	Coves At Sky Ranch
City	Spicewood
County	Travis
State	TX
Zip Code	78669

## Amenities

Utilities	Electricity Available
Features	Community Mailbox, Park, Gated, Lake

## Exterior

Exterior Features	See Remarks
Lot Description	Trees Large Size, Views, Level

## School Information

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

## Additional Information

Date Listed	July 20th, 2023
HOA Fees	325

## HOA Fees Freq.     Annually

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