# \$825,000 - 2201 Improver Rd, Spicewood

MLS® #1460571

### \$825,000

3 Bedroom, 2.00 Bathroom, 1,942 sqft Residential on 5.75 Acres

Paleface Ranch Sec 01, Spicewood, TX

Experience Hill Country luxury and Waterfront living at its finest. Nestled on a quiet cul-de-sac within a private gated community, this stunning 6-acre waterfront estate offers serenity, security, and breathtaking natural beauty on the shores of Lake Travis.

Situated on a peaceful stretch of Pedernales shoreline, this property features a private dock, perfect for boating, fishing, or simply soaking in sunset views over the water. Mature oaks and native landscaping frame expansive Hill Country vistas, while the acreage offers endless opportunities â€" from equestrian use to guest home or workshop additions.

The residence itself blends rustic elegance with modern comfort, featuring open-concept living, large picture windows, and seamless indoor-outdoor flow ideal for entertaining or unwinding in nature's tranquility. Relax on the covered patio, host gatherings under the stars, or take a short stroll down to your private waterfront.

Highlights include, Lake Travis School District, ~6 acres of waterfront property on a quiet cul-de-sac, Private dock with direct water access, Gated community offering peace and privacy, Spacious home with panoramic Hill Country and water views, Expansive outdoor living areas and patios, Native landscaping with mature trees and open meadow areas, Close proximity to Austin, Bee Cave, Hill







Country Galleria, Marble Falls, and Austin's Hill Country wine region

Enjoy the perfect blend of country privacy and modern convenience, all within reach of shopping, dining, and recreation. Whether as a primary residence, weekend retreat, or investment property, this estate represents a rare opportunity to own waterfront acreage in one of the most sought-after areas of the Texas Hill Country.

New roof installed November 2023. New well pump 2024. Well water level was also tested and had 70' of water during the drought and has never gone dry.

https://media.premierpropertyproductions.com/sites/opnmkwl/unbranded

Built in 2007

#### **Essential Information**

MLS® # 1460571

Price \$825,000

Bedrooms 3 Bathrooms 2.00

Full Baths 2

Square Footage 1,942 Acres 5.75

Year Built 2007

Type Residential

Sub-Type Single Family Residence

Status Active

#### Water Feature/View

View Canyon, Hills, Lake, Pasture, Trees Woods, Water, Lake Travis

Is Waterfront Yes

Water Body Lake Travis

## **Community Information**

Address 2201 Improver Rd

Area LS

Subdivision Paleface Ranch Sec 01

City Spicewood

County Travis

State TX

Zip Code 78669

**Amenities** 

Utilities Cable Available, Electricity Connected, High Speed Internet Available,

Propane, Water Connected, Underground Utilities, Phone Available

Features Gated, Internet Access, Lake, Trails/Paths, Stable(s)

Parking Concrete, Driveway, Garage, Additional Parking, Aggregate, Asphalt,

Boat, Carport, Circular Driveway, Covered, RV Carport

# of Garages 5

Garages Garage Door Opener

Interior

Interior Tile, Wood

Appliances Dryer, Dishwasher, Disposal, Gas Range, Ice Maker, Microwave,

Washer, Built-In Gas Oven, Built-In Gas Range, Built-In Refrigerator, Down Draft, Gas Cooktop, Gas Oven, Water Purifier, Water Purifier

Owned, Water Softener

Heating Central, Propane

# of Fireplaces 1

Fireplaces Family Room

# of Stories 1

Stories One

**Exterior** 

Exterior Features Private Yard, Boat Lift, Boat Ramp, Boat Slip, Dock, Permeable Paving,

Private Entrance, RV Hookup, See Remarks

Lot Description Back Yard, Cleared, Front Yard, Near Golf Course, Sprinklers In Front,

Landscaped, Native Plants, Many Trees, Views, Bluff, Cul-De-Sac, Garden, Gentle Sloping, Open Lot, Private, Rolling Slope, Trees Large

Size, Waterfall, Wetlands

Roof Asphalt

Construction Stone, Masonry

Foundation Slab

**School Information** 

District Lake Travis ISD

Elementary West Cypress Hills

Middle Lake Travis
High Lake Travis

#### **Additional Information**

Date Listed October 10th, 2025

Days on Website 24
Days on Market 22

HOA Fees 800

HOA Fees Freq. Annually

Gated Community Yes

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