

\$1,776,000 - 5252 McCormick Mountain Dr, Austin

MLS® #2470537

\$1,776,000

3 Bedroom, 4.00 Bathroom, 4,082 sqft

Residential on 4.97 Acres

Bebys Ranch 03, Austin, TX

Perched above the shimmering waters of Lake Travis, 5252 McCormick Mountain Drive presents a rare opportunity to own a piece of true waterfront living in the scenic hills of Austin. The home's most captivating feature greets you the moment you step inside—a breathtaking, unobstructed lake view framed by expansive windows, drawing the eye straight to the water's edge. With generous waterfrontage and a panoramic vantage point, this property offers a setting few can rival. Sited on the main basin, this waterfront remained with water lapping its shoreline throughout the recent drought cycle. While the existing home offers a comfortable 3 bedrooms, 2 full bathroom floorplan along with 3 distinct living spaces, the primary value lies in the land, view, and potential for an exquisite build. Whether reimagining the existing residence or designing a custom-built dream estate, the setting provides a foundation for truly exceptional lakeside living. The home's existing rear patio provides ample room to entertain, relax, or simply soak in the serenity of the lake. Located on McCormick Mountain Drive, this property combines the natural beauty of Lake Travis with proximity to Austin's amenities, offering an ideal canvas for your waterfront vision. Whether you're seeking a peaceful retreat or a bold architectural statement, 5252 McCormick Mountain Drive delivers a once-in-a-generation setting ready to be transformed. Security cameras are in use on the premises. Please



note that the terrain is uneven and varies throughout the property. Enter at your own risk, and use caution when walking both indoors and outdoors.

Built in 1993

Essential Information

MLS® #	2470537
Price	\$1,776,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	4,082
Acres	4.97
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Lake,Lake Travis
Is Waterfront	Yes
Water Body	Lake Travis

Community Information

Address	5252 McCormick Mountain Dr
Area	LS
Subdivision	Bebys Ranch 03
City	Austin
County	Travis
State	TX
Zip Code	78734

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Features	Lake
Parking	Attached, Door-Multi, Detached, Garage

of Garages 3

Interior

Interior Carpet, Terrazzo, Wood
Appliances Double Oven, Dishwasher, Disposal, Microwave, Refrigerator
Heating Central, Fireplace(s)
of Fireplaces 1
Fireplaces Family Room
of Stories 2
Stories Two

Exterior

Exterior Features Dock, Exterior Steps, Private Yard, See Remarks
Lot Description Sprinklers Automatic, Sprinklers In Ground
Roof Composition
Construction Frame, Stone
Foundation Slab

School Information

District Lake Travis ISD
Elementary Lake Travis
Middle Lake Travis
High Lake Travis

Additional Information

Date Listed July 23rd, 2025
Days on Website 81
Days on Market 15

Property Listed by: Moreland PropertiesThe 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 October 12th, 2025 at 5:16am 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.