# \$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 insideâ€"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

Double Oven, Dishwasher, Disposal, Microwave, Refrigerator **Appliances** 

Heating Central, Fireplace(s)

# of Fireplaces

**Fireplaces** Family Room

# of Stories 2

Two **Stories** 

#### **Exterior**

**Exterior Features** Dock, Exterior Steps, Private Yard, See Remarks

Sprinklers Automatic, Sprinklers In Ground Lot Description

Roof Composition

Construction Frame, Stone

Foundation Slab

#### **School Information**

Lake Travis ISD District

Lake Travis Elementary Middle Lake Travis

Lake Travis High

#### **Additional Information**

Date Listed July 23rd, 2025

Days on Website 102 Days on Market 15

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