\$15,000,000 - 123 Vicinity Trl, Spicewood

MLS® #3136269

\$15,000,000

3 Bedroom, 3.00 Bathroom, 2,376 sqft Residential on 24.00 Acres

Pedernales 02, Spicewood, TX

Private 24-Acre Riverfront Estate with Development Potential on the Pedernales River - This exceptional 24-acre property offers an extraordinary opportunity for both developers and families seeking a serene, private compound. Nestled along the scenic Pedernales River, the estate is comprised of 12 subdivided lots, providing flexibility for future development or a legacy retreat shared among family and friends. At the heart of the property lies a spacious main residence, complemented by two fully equipped guest houses, ideal for hosting extended family or accommodating short-term rentals. Property Highlights: 24 acres with ample open space, mature trees, and native landscaping Over 12 legal lots â€" suitable for future subdivision or custom home builds Expansive waterfront with gently sloping terrain for easy river access Two private boat docks, perfect for boating, kayaking, and swimming Main house + 2 guest homes â€" move-in ready or income-producing Peaceful, secluded setting with the convenience of nearby amenities Whether you're a visionary developer or someone seeking to build a multigenerational riverside retreat, this property offers the rare combination of space, access, and potential in one of Texas Hill Country's most desirable locations.







Built in 2017

Essential Information

MLS® # 3136269

Price \$15,000,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,376

Acres 24.00

Year Built 2017

Type Residential

Sub-Type Single Family Residence

Status Active

Water Feature/View

View Lake, Trees Woods, Lake Travis

Is Waterfront Yes

Water Body Lake Travis

Community Information

Address 123 Vicinity Trl

Area LS

Subdivision Pedernales 02

City Spicewood

County Travis

State TX

Zip Code 78669

Amenities

Utilities Above Ground Utilities, Electricity Connected, Propane, Underground

Utilities

Features None

Parking Detached, Garage Faces Front, Open, RV Garage

of Garages 3

Interior

Interior Laminate

Appliances Built-In Oven, Dryer, Dishwasher, Electric Water Heater, Gas Cooktop,

Disposal, Microwave, Oven, Water Softener Owned, Self Cleaning

Oven, Tankless Water Heater, Vented Exhaust Fan

Heating Central, Electric

of Fireplaces

Fireplaces Family Room, Wood Burning

of Stories 2
Stories Two

Exterior

Exterior Features None

Lot Description Moderate Trees, Rolling Slope, Trees Large Size, Trees Medium Size

Roof Metal

Construction Masonry, Stone Veneer

Foundation Slab

School Information

District Lake Travis ISD

Elementary West Cypress Hills

Middle Lake Travis
High Lake Travis

Additional Information

Date Listed August 5th, 2025

Days on Website 88
Days on Market 15
HOA Fees 75

HOA Fees Freq. Annually

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