

# \$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 “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 “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,TreesWoods,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	1
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	67
Days on Market	15
HOA Fees	75
HOA Fees Freq.	Annually

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