# \$6,900,000 - Lot 4 Colorado Canyon Dr, Marble Falls

MLS® #3273454

## \$6,900,000

0 Bedroom, 0.00 Bathroom, Land / Farm on 87.00 Acres

Dos Rios at Chimney Oaks, Marble Falls, TX

Once-in-a-Lifetime Lake Travis Waterfront Ranch – 87 Acres

A truly rare opportunity to own one of the largest waterfront properties on Lake Travis--pristine Texas Hill Country with over half a mile of private shoreline, including a secluded cove. When combined with Ranch Lot 5 (MLS 9836850), this offering becomes 111 acres of an unmatched legacy ranch for the discerning buyer.

Tucked inside the private gated enclave of Dos Rios, this expansive ranch is positioned directly across from Pace Bend Park, offering panoramic, uninterrupted views of the lakeâ€"free from homes, docks, or noise. The property features multiple build sites framed by towering oaks, perfect for a luxury estate, multi-generational retreat, or exclusive getaway.

87 Acres (or combined 111 acres with Lot 5) of Scenic Hill Country Terrain.

Over 0.5 Miles of Lake Travis Frontage. Private Cove with Incredible Waterfront Access.

Wildlife Exemption for Significantly Lower Property Taxes.

Abundant Native Wildlife Including Free-Roaming Whitetail Deer.

Private Gated Access in the Exclusive Dos Rios Community.

Directly Across from Pace Bend Park –







Serene & Undisturbed Views. Easily Accessible Via Paved Roads West of Lago Vista.

Whether you're seeking a private lakeside haven or a long-term investment in Central Texas real estate, this property delivers extraordinary scale, privacy, and potential.

#### **Essential Information**

MLS® # 3273454

Price \$6,900,000

Bathrooms 0.00 Acres 87.00

Type Land / Farm

Sub-Type Unimproved Land

Status Active

## Water Feature/View

View Hills, Lake, Colorado River

Is Waterfront Yes

Water Body Colorado River

## **Community Information**

Address Lot 4 Colorado Canyon Dr

Area LN

Subdivision Dos Rios at Chimney Oaks

City Marble Falls

County Travis

State TX

Zip Code 78654

## **Amenities**

Utilities Sewer Not Available, None

Features None

## **Exterior**

Lot Description Many Trees

## **School Information**

District Marble Falls ISD

Elementary Marble Falls
Middle Marble Falls
High Marble Falls

## **Additional Information**

Date Listed May 30th, 2025

Days on Website 155

Days on Market 67

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