# \$835,000 - 22012 Briarcliff Dr, Spicewood

MLS® #4172090

### \$835,000

4 Bedroom, 3.00 Bathroom, 3,142 sqft Residential on 0.34 Acres

Briarcliff Inc Sec 11, Spicewood, TX

Nestled in the serene landscape of Spicewood, Texas, 22012 Briarcliff Drive is a haven for families seeking the quintessential lakefront lifestyle. This majestic 4-bedroom, 2.5-bathroom house, with a generous land size of .341 acres, offers both the tranquility of Lake Travis and the convenience of modern amenities. Picture starting your days in an expansive primary bedroom, complete with a cozy fireplace and sweeping views of the cove and rolling hills. The home's thoughtful layout includes an open floor plan ideal for social gatherings, a sun-drenched enclosed sunroom perfect for savoring your morning coffee, and a downstairs game room for additional entertainment. The community is a treasure trove of activities, boasting a full marina a stone's throw away at Briarcliff Marina, where boat slips, rentals, and jet skis await. Families can indulge in the outdoor life with a newly upgraded park, Pickleball courts, nature trails, and even a quaint 9-hole golf course with origins from music legend Willie Nelson. In the evenings, invite friends to gather around the backyard fire pit, relax by the water's edge, and bask in the natural beauty that surrounds you. This home is not just a place to live; it's a lifestyle, complete with all the perks of lakeside living, including a new HVAC system, a powerful 12,000 BTU PTAC in the sunroom, and a 19 SEER variable speed heat pump upstairs. An elevator provides easy access to the water, ensuring that every family member can enjoy the lake with ease. 22012







Briarcliff Drive isn't just a house; it's a sanctuary where every day feels like a vacation. Welcome to your new lake home, where life is better by the water.

#### Built in 1984

#### **Essential Information**

MLS® # 4172090 Price \$835,000

Bedrooms 4
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 3,142 Acres 0.34 Year Built 1984

Type Residential

Sub-Type Single Family Residence

Status Active

#### Water Feature/View

View Lake, Marina, Lake Travis

Is Waterfront Yes

Water Body Lake Travis

## **Community Information**

Address 22012 Briarcliff Dr

Area LS

Subdivision Briarcliff Inc Sec 11

City Spicewood

County Travis
State TX
Zip Code 78669

#### **Amenities**

Utilities Cable Available, Electricity Connected, Phone Available, Water

Connected

Features Barbecue, Common Grounds/Area, Clubhouse, Dog Park, Fishing, Golf,

Internet Access, Lake, Playground, Park, Planned Social Activities,

Restaurant, Sport Court(s), Tennis Court(s), Trails/Paths

Parking Additional Parking, Attached, Driveway, Garage Faces Front

# of Garages 2

#### Interior

Interior Carpet Free, Tile, Wood

Appliances Cooktop, Dryer, Dishwasher, Free-Standing Electric Range, Disposal,

Ice Maker, Refrigerator, Washer

Heating Central

# of Fireplaces 2

Fireplaces Living Room, Primary Bedroom

# of Stories 2
Stories Two

#### **Exterior**

Exterior Features Exterior Steps, Outdoor Grill, Private Yard

Lot Description Bluff, Back Yard, Near Golf Course, Landscaped, Level, Trees Large

Size, Views

Roof Metal

Construction Cement Siding, Concrete, Stone

Foundation Slab

#### **School Information**

District Lake Travis ISD

Elementary West Cypress Hills

Middle Lake Travis
High Lake Travis

#### **Additional Information**

Date Listed October 8th, 2025

Days on Website 26
Days on Market 21
HOA Fees 320

HOA Fees Freq. Annually

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