\$1,050,000 - 1309 Edgewater Dr, Spicewood

MLS® #4381016

\$1,050,000

4 Bedroom, 2.00 Bathroom, 2,074 sqft Residential on 1.10 Acres

Edgewater Beach Sec 01, Spicewood, TX

A rare and exceptional opportunity awaits at this beautifully updated lakefront retreat on Lake Travis, located in a private enclave in Spicewood. Set on a serene 1.1-acre lot surrounded by mature trees, this stunning home offers unobstructed panoramic lake views, modern luxury, and incredible short-term rental potential. Currently operating as a highly successful VRBO, this property generates up to \$160K/year in income and comes STR-ready with documents availableâ€"contact agent for details. Whether you're looking for a high-performing investment, a luxurious second home, or your dream primary residence, this home delivers on all fronts. Thoughtfully remodeled throughout, the home features exposed beams, custom metal railings, detailed tilework, and modern finishes that blend timeless charm with updated style. The open-concept main floor offers a spacious living area, elegant dining space, and a beautifully appointed kitchen with sliding glass doors that open to expansive lake views. The main level also includes a private primary suite and a full bathroom. Downstairs offers a second living area, three generously sized bedrooms, another full bath, and an oversized laundry room with exceptional storage. Multiple levels of decking provide the perfect setting for outdoor entertaining or simply relaxing while taking in the stunning surroundings. Additional upgrades include a new septic system, private well, and







professional landscaping. Located within the highly acclaimed Lake Travis Independent School District, serving West Cypress Hills Elementary, Lake Travis Middle School, and Lake Travis High School—offering exceptional educational opportunities for families. Don't miss your chance to own a lakefront gem with high ROI, unmatched views, and the flexibility to live, vacation, or invest—schedule your private showing today!

Built in 1969

Essential Information

MLS® # 4381016

Price \$1,050,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 2,074

Acres 1.10

Year Built 1969

Type Residential

Sub-Type Single Family Residence

Status Active

Water Feature/View

View Lake, Marina, Neighborhood, Panoramic, Trees Woods, Water, Lake Travis

Is Waterfront Yes

Water Body Lake Travis

Community Information

Address 1309 Edgewater Dr

Area LS

Subdivision Edgewater Beach Sec 01

City Spicewood

County Travis

State TX

Zip Code 78669-1705

Amenities

Utilities Cable Available, Electricity Available, High Speed Internet Available,

Sewer Available, See Remarks, Water Available

Features Common Grounds/Area, Lake, Park, Planned Social Activities, See

Remarks

Parking Additional Parking, Assigned, Covered, Carport, Door-Multi, Detached,

Garage, RV Access/Parking

Interior

Interior Carpet Free, Concrete, Tile, Wood

Appliances Built-In Range, Dryer, Dishwasher, Electric Water Heater, Free-Standing

Range, Disposal, Microwave, Refrigerator, Washer

Heating Central, Electric

of Stories 2
Stories Two

Exterior

Exterior Features Balcony, Exterior Steps, Outdoor Grill, Private Yard, Rain Gutters, RV

Hookup, See Remarks, Uncovered Courtyard

Lot Description Back Yard, Sloped Down, Landscaped, Private, Many Trees, Trees

Large Size, Views, Xeriscape

Roof Composition, Shingle

Construction Wood Siding

Foundation Slab

School Information

District Lake Travis ISD

Elementary West Cypress Hills

Middle Lake Travis
High Lake Travis

Additional Information

Date Listed October 6th, 2025

Days on Website 27
Days on Market 2

HOA Fees 150

HOA Fees Freq. Annually

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