

\$4,750,000 - 5229 & 5012 Hupedo Ranch Rd, Spicewood

MLS® #4586010

\$4,750,000

4 Bedroom, 4.00 Bathroom, 4,549 sqft

Residential on 37.30 Acres

Breezy River Ranch, Spicewood, TX

Perched above the dramatic canyons of the Pedernales River, Breezy River Ranch spans 37.3 completely unrestricted acres just 45 minutes from Austin and minutes from Bee Cave, Lakeway, and the Hill Country Galleria. With 647 feet of spring-fed river frontage on a section of river that has never gone dry, even in extreme drought, this rare offering combines raw natural beauty, refined improvements, and flexibility of use. The 4,549 SF main villa sits on a limestone bluff with direct river frontage and is clad in native uncut Texas stone, with a standing seam metal roof and multiple outdoor terraces framing panoramic canyon views. Inside: vaulted ceilings, arched doorways, terracotta tile floors, granite countertops, and a spacious layout featuring a grand living area with fireplace, private sunroom off the primary suite, guest wing with balconies, and a detached 1-bed/1-bath apartment above the garage. Well and septic system in place. Additional ranch improvements include a site-built cabin and two additional cabins, an outdoor horse arena, barn, fenced pasture areas, greenhouse, stock tank, and equipment shed. A steel staircase provides access to the private riverfrontage, ideal for kayaking, fishing, and swimming. Wildlife is abundant, and the terrain offers a mix of oak-covered ridgelines and open meadows, well-suited for equestrian or recreational use. Located directly across from Reimers Ranch Park, a protected Travis County parkland, the ranch enjoys unobstructed canyon views and a natural



buffer from future development. Whether you're searching for a generational estate, wellness retreat, equine facility, conservation sanctuary, or long-term investment hold, this land is fully unrestricted and ready for your vision. Seller will consider subdividing and may offer seller financing.

Built in 1992

Essential Information

MLS® #	4586010
Price	\$4,750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,549
Acres	37.30
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Panoramic,River,TreesWoods,Water,Pedernales River
Is Waterfront	Yes
Water Body	Pedernales River

Community Information

Address	5229 & 5012 Hupedo Ranch Rd
Area	LW
Subdivision	Breezy River Ranch
City	Spicewood
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	Electricity Connected, Phone Available, Sewer Connected, See Remarks, Water Connected
Features	See Remarks
Parking	Additional Parking, Carport, Driveway, Detached, Garage, See Remarks
# of Garages	2

Interior

Interior	See Remarks, Tile, Wood
Appliances	Dryer, Dishwasher, Electric Oven, Free-Standing Electric Range, Disposal, Microwave, Oven, Refrigerator, See Remarks, Stainless Steel Appliance(s), Washer
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Private Yard, See Remarks
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Native Plants, See Remarks, Trees Large Size, Views
Roof	Metal
Construction	Stone, See Remarks
Foundation	Slab

School Information

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)

Additional Information

Date Listed	October 28th, 2025
Days on Website	4
Days on Market	1

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