

# \$799,000 - 25304 Pedernales Point Drive, Spicewood

MLS® #593804

**\$799,000**

2 Bedroom, 2.00 Bathroom, 1,442 sqft

Residential on 0.69 Acres

Point Pedernales, Spicewood, Texas

Investment Gem on the Waterfront in Spicewood, TX - build to suit "renovation or new construction! This rare opportunity offers panoramic, drop-dead views of the Pedernales River. A blank slate bursting with potential, this 2 bed / 2 bath home on a spacious double waterfront lot is your chance to create the ultimate hill country escape, short-term rental, or full-time retreat. The open-concept living area is full of natural light thanks to a wall of windows overlooking the deck and river below. A native stone wood-burning fireplace anchors the living room, while the large kitchen with its center island provides a spacious and open gathering area to enjoy.

Make your way out onto the cantilevered deck to take in the serenity: stargaze at night, sip your coffee at sunrise, and unwind after a day on the lake. The heavy-duty metal stairs lead to your private boat dock nestled in a peaceful cove. Concrete pathways line the edge of the lot, offering easy access.

**BONUS:** A charming cabin on-site makes an ideal office, artist studio, or private escape space. This is true lake life - quiet, secluded, and tranquil - on a dead-end street with no through traffic. The generous lot is LCRA-permitted for a 4,600 sq ft, 4-bedroom home, making this not only a peaceful getaway but also a smart long-term investment.



Minutes from Thomas Ranch Golf Course  
Resort Development, Briarcliff, and the new  
HEB at Hwy 71 & Paleface Rd. Properties like  
this don't last - seize your chance to own  
in one of the hottest developing areas in  
Central Texas. Boat dock, gang plank,  
stairways INCLUDED!

\*\*\*Mortgage savings may be available for  
buyers of this listing. Inquire with listing agent  
for details.\*\*\*

Built in 1975

### Essential Information

MLS® #	593804
Price	\$799,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,442
Acres	0.69
Year Built	1975
Type	Residential
Sub-Type	Single Family
Style	Other
Status	Active

### Water Feature/View

View	River
Is Waterfront	Yes
Water Body	Pedernales River

### Community Information

Address	25304 Pedernales Point Drive
Subdivision	Point Pedernales
City	Spicewood
County	Travis
State	Texas
Zip Code	78669

## Amenities

Utilities	Electricity Available
Features	None

## Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Range, Electric Water Heater, Disposal, Oven, Range Hood, Water Softener Owned, Other, See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room
# of Stories	1
Stories	One

## Exterior

Exterior Features	Dock, Fire Pit
Roof	Composition, Shingle
Construction	Frame
Foundation	Slab

## School Information

District	Marble Falls ISD
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## Additional Information

Date Listed	September 26th, 2025
Days on Website	16
Days on Market	11

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