

# \$599,000 - 115 Vicinity Trl, Spicewood

MLS® #7006067

**\$599,000**

1 Bedroom, 2.00 Bathroom, 1,356 sqft

Residential on 2.54 Acres

Pedernales 02, Spicewood, TX

STR POTENTIAL!! Waterfront retreat with marina-grade dock and incredible lake access! This well-maintained 1,356 sq. ft. home offers a HUGE 1-bedroom (could easily be split into 2 bedrooms), 2-bath layout designed for comfortable living and entertaining. Enjoy mornings and sunsets from the huge covered front porch, perfect for relaxing or hosting friends. Inside, youâ€™ll find an open floor plan, soaring high ceilings, abundant natural light, and a Murphy bed for flexible guest accommodations. The property features a 15x20 garage with electricity and a loft for additional storage, Pergola for parking your RV, Trex deck for enjoying evenings by the water, plus a 2,000 gallon water storage tank and a private well. For water enthusiasts, this is a dream setup: 60-ton marina-grade dock with reinforced concrete decking that can store 2 large boats, Hydo Hoist boat lift, 2 Jet ski storage spots and dock storage. Whether youâ€™re looking for a weekend getaway or a full-time lake lifestyle, 115 Vicinity Trail offers unmatched amenities, solid infrastructure, and prime waterfront living.

Built in 2002

## Essential Information

MLS® #	7006067
Price	\$599,000
Bedrooms	1



Bathrooms	2.00
Full Baths	2
Square Footage	1,356
Acres	2.54
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Water Feature/View**

View	Lake,River,CreekStream,TreesWoods,Pedernales River
Is Waterfront	Yes
Water Body	Pedernales River

### **Community Information**

Address	115 Vicinity Trl
Area	LS
Subdivision	Pedernales 02
City	Spicewood
County	Travis
State	TX
Zip Code	78669

### **Amenities**

Utilities	Electricity Available
Features	Lake
Parking	Additional Parking, Covered, Detached, Garage, Detached Carport, RV Access/Parking, RV Carport, Workshop in Garage
# of Garages	1
Garages	Garage Door Opener

### **Interior**

Interior	Concrete, Wood
Appliances	Built-In Oven, Dishwasher, Free-Standing Range
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

**Exterior**

Exterior Features	Exterior Steps, Boat Lift, Boat Slip, Dock
Lot Description	Many Trees, Trees Medium Size
Roof	Metal
Construction	Frame, HardiPlank Type
Foundation	Pillar/Post/Pier

**School Information**

District	Lake Travis ISD
Elementary	West Cypress Hills
Middle	Lake Travis
High	Lake Travis

**Additional Information**

Date Listed	August 8th, 2025
Days on Website	32
Days on Market	9

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