# \$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, you'II 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 you'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, Creek Stream, Trees Woods, 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 55

Days on Market 9

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