

\$1,495,000 - Private Drive Pedernales Canyon Trl, Spicewood

MLS® #8035472

\$1,495,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 10.00 Acres

Edward Gritten, Spicewood, TX

Only 5 Lots Remaining – Overlook at Pedernales

Welcome to Overlook at Pedernales, a rare offering of estate-sized homesites nestled along the dramatic canyon rim with panoramic views of the Pedernales River and Hill Country landscape. With only five lots remaining, this is an exceptional opportunity for families, retirees, and investors alike.

These gently rolling and terraced parcels feature prime topography—flat, highly usable land ideal for building—with rich soil and minimal clearing required. Graced by towering live oaks, Spanish oaks, and fragrant mountain laurels, the lots are predominantly cleared of cedar, creating a parklike setting that is both picturesque and practical.

Whether you're envisioning a family estate, a peaceful retirement retreat, or a long-term investment, this community offers unmatched versatility. Enjoy equestrian-friendly acreage, agriculture and wildlife exemption potential, and the privacy of ranch living with seamless access to Lakeway, Bee Cave, and Austin's city conveniences.

Located within the award-winning Lake Travis ISD, with low property tax rates, this location also places you moments from Lake Travis



and Lake LBJ boating, scenic state parks, and vibrant dining and shopping.

The Pedernales River is the community’s crown jewel”seasonally navigable for kayaking to Lake Travis and renowned for white bass, largemouth bass, and catfish fishing. Even in drier years, the river offers deep pools for swimming and endless hiking adventures along its scenic banks.

Build your future at Overlook at Pedernales”where nature, lifestyle, and lasting value converge.

Essential Information

MLS® #	8035472
Price	\$1,495,000
Bathrooms	0.00
Acres	10.00
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Hills,Panoramic,Rural,River,CreekStream,Pedernales River
Is Waterfront	Yes
Water Body	Pedernales River

Community Information

Address	Private Drive Pedernales Canyon Trl
Area	LS
Subdivision	Edward Gritten
City	Spicewood
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	None, Water Not Available
Features	Gated

Exterior

Lot Description	Level, Moderate Trees, Views
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School Information

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

Additional Information

Date Listed	October 22nd, 2024
Days on Website	352
Days on Market	274
Zoning	Single Family
Gated Community	Yes

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