

# \$1,395,000 - Lot 7 -24525 Pedernales Canyon Trl 7, Spicewood

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MLS® #8386105

**\$1,395,000**

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

Edward Gritten, Spicewood, TX

Discover one of the last estate-sized, riverfront homesites at Overlook at Pedernales in Spicewood TX. Perched atop stunning rock bluffs, Lot 7 offers panoramic views of the Pedernales River and the Texas Hill Country. With only five lots remaining, this is a rare opportunity to create a private retreat in a truly scenic setting.

This 10-acre parcel features breathtaking views from the rock bluffs, with mature oaks, wildflowers, and gently rolling terrain—creating an idyllic canvas to build your dream estate. Imagine evenings with stunning sunsets and starry nights, with a design that maximizes natural beauty. Equestrian-friendly, so build a barn and bring your horse! Additional acreage is available for expansion. This terraced parcel features flat, highly usable building sites with rich soil and minimal clearing. Towering live oaks, Texas Sage, and cactus add to the picturesque, park-like atmosphere, with riverfront views and incredible wildlife, all while maintaining the privacy of ranch living. The Overlook is currently wildlife exempt, new owners will have the option for continued agricultural or wildlife exemptions.

The Pedernales River landscape varies with weather conditions, offering different experiences whether the water levels are high



or low, and is renowned for its excellent fishing, deep pools, and hiking trails. Bring your kayak (when navigable), hiking shoes, or fishing pole and explore this captivating destination, where nature’s changing beauty awaits at every turn.

Located just 28.8 miles northwest of Downtown Austin within Lake Travis ISD and benefiting from low taxes and NO HOA, this area offers convenient access to Lake Travis, Lake LBJ, state parks, and vibrant shopping and dining. Create your riverfront sanctuary atop these incredible bluffs, blending outdoor living with scenic serenity. Lot 7 offers the perfect balance of convenience and rural privacy, with some of the best views of the Pedernales River and Hill Country.

**Essential Information**

MLS® #	8386105
Price	\$1,395,000
Bathrooms	0.00
Acres	10.00
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

**Water Feature/View**

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

**Community Information**

Address	Lot 7 -24525 Pedernales Canyon Trl 7
Area	LS
Subdivision	Edward Gritten
City	Spicewood
County	Travis

State	TX
Zip Code	78669

### Amenities

Utilities	Electricity Available, Electricity Connected, Underground Utilities, Water Not Available
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### Exterior

Lot Description	Level, Native Plants, Views, Bluff, Cleared, Many Trees, Private, Rock Outcropping
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### School Information

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

### Additional Information

Date Listed	June 19th, 2025
Days on Website	115
Days on Market	102

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