

\$1,899,000 - 3113 Stableford Cv, Spicewood

MLS® #9536745

\$1,899,000

5 Bedroom, 4.00 Bathroom, 3,800 sqft

Residential on 1.02 Acres

Lakecliff On Lake Travis Sec 8, Spicewood, TX

LAKEFRONT, GOLF COMMUNITY, CUSTOM NEW CONSTRUCTION HOME IN GATED COMMUNITY!! Experience the ultimate in lakefront luxury with this stunning new custom-built 3,800 sq. ft. home, perfectly situated on a rare 1.02-acre waterfront lot in the prestigious and secure gated community of Lakecliff on Lake Travis. Designed for seamless indoor-outdoor living, this home blends modern elegance with relaxed lake life, offering breathtaking views of Lake Travis and golf course. With the primary & Guest suites, study and flex space on the main floor, the thoughtful design allows it to live like a one-story home with 2 additional suites and a large game room upstairs. Expansive walls of glass open to a spectacular covered patio, complete with an outdoor kitchen & fireplace, creating the perfect setting for entertaining & taking in the lake views.

A rare find offering direct access to Lake Travis when the lake is full. It is already equipped with dock power, a concrete walkway, & a boat mooring foundation, making it ready for your custom dock. The chef's kitchen is a true centerpiece, featuring an oversized waterfall island and dining area, ideal for both casual meals and elegant entertaining.

Nestled within Lakecliff on Lake Travis, an exclusive community known for its Arnold



Palmer-designed golf course, this home offers access to an array of recreational & social amenities, including golf, tennis, & pickleball, with memberships available. Residents enjoy both casual & fine dining options within the community, adding to the convenience and luxury of this exceptional setting. Located just 30 minutes from the Hill Country Galleria, this home offers the perfect balance of peaceful waterfront living and easy access to top-tier shopping, dining, & entertainment. With a low tax rates at 1.447%, this property is a unique blend of privacy, luxury, and recreation, making it an unparalleled opportunity for those seeking the best of lake and golf community living.

Built in 2024

Essential Information

MLS® #	9536745
Price	\$1,899,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,800
Acres	1.02
Year Built	2024
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	City,GolfCourse,Hills,Lake,Lake Travis
Is Waterfront	Yes
Water Body	Lake Travis

Community Information

Address	3113 Stableford Cv
Area	LW

Subdivision	Lakecliff On Lake Travis Sec 8
City	Spicewood
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Propane, Sewer Connected, Water Connected
Features	Common Grounds/Area, Clubhouse, Fitness Center, Gated, Internet Access, Pool, Conference/Meeting Room, Curbs, Golf, Lake, Planned Social Activities, Putting Green, Restaurant, Sport Court(s), Tennis Court(s)
Parking	Door-Single, Garage, Attached, Door-Multi, Driveway, Garage Faces Side, Inside Entrance, Lighted, Oversized, Paver Block
# of Garages	3
Garages	Garage Door Opener

Interior

Interior	Wood
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Double Oven, Freezer, Gas Oven, Gas Range, Gas Water Heater, Ice Maker, Oven, Plumbed For Ice Maker, Range, Range Hood, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Electric
# of Fireplaces	2
Fireplaces	Family Room, Outside
Stories	One and One Half

Exterior

Exterior Features	Balcony, Exterior Steps, See Remarks, Gas Grill, Lighting, Outdoor Grill, Private Yard
Lot Description	Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Many Trees, Moderate Trees, Native Plants, Near Golf Course, On Golf Course, Sprinklers Automatic, Sprinklers Partial, Views, Xeriscape
Roof	Metal
Construction	Frame, Glass, Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Marble Falls ISD
Elementary	Spicewood (Marble Falls ISD)
Middle	Marble Falls
High	Marble Falls

Additional Information

Date Listed	March 18th, 2025
Days on Website	208
Days on Market	158
HOA Fees	73
HOA Fees Freq.	Monthly
Gated Community	Yes

Property Listed by: eXp Realty, LLCThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 12th, 2025 at 9:31am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.