

# \$5,850,000 - 1216 Travis Bluff Way, Spicewood

MLS® #9573111

**\$5,850,000**

7 Bedroom, 11.00 Bathroom, 11,459 sqft

Residential on 2.22 Acres

Travis Bluff Rev, Spicewood, TX

Lakefront estate on a bluff overlooking Lake Travis on the main channel with a private tram and boat dock. The exclusive Travis Bluff neighborhood is a gated cul de sac adjacent to Stone House Vineyard, near exclusive golf courses including Austin Golf Club, Barton Creek Lakeside, and Lake Cliff. The gated drive leads to two attached garages with six bays. This property offers 11,459 sq ft of conditioned space across three floors with elevator access. The primary bedroom is on the main floor and all seven bedrooms are designed as suites with walk-in closets and full baths so all guests enjoy a luxurious experience. One suite is secluded with a private hallway, staircase, and kitchenette, and can be an apartment for long term guests or support staff. The home features a Savant smart home system. The second floor is designed for entertaining with its 11 seat theater, equipped with luxury seating and a premium surround sound system. Just outside the theater is a full wet bar, a second dining area, and a living room with a second theater screen, making it the perfect area to host sports and entertainment events. The second floor also features a recreation room with rubber flooring and mirrored walls, four guest suites, and a powder room. The third floor includes an executive home office with a private balcony overlooking the lake. This level has two guest suites with one featuring a bonus twin bedroom within the suite. Outdoor entertaining revolves around a newly



redesigned pool and spa with covered outdoor dining, two tvs and a cabana with two gas fire places and two tvs. Staying at Travis Bluff is an elevated experience on a low traffic area of the lake, one of the most coveted for water sports and fishing. The dock is accessed via a tram and stairs and has two new boatlifts and two motorized jet ski platforms, a storage room with wet bar, commercial drink refrigerator, and outdoor speakers.

Built in 2008

### **Essential Information**

MLS® #	9573111
Price	\$5,850,000
Bedrooms	7
Bathrooms	11.00
Full Baths	7
Half Baths	4
Square Footage	11,459
Acres	2.22
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

### **Water Feature/View**

View	Lake,Lake Travis
Is Waterfront	Yes
Water Body	Lake Travis

### **Community Information**

Address	1216 Travis Bluff Way
Area	LW
Subdivision	Travis Bluff Rev
City	Spicewood
County	Travis

State	TX
Zip Code	78669

### Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Underground Utilities, Water Connected, Other
Features	Community Mailbox, Gated
Parking	Attached
# of Garages	6

### Interior

Interior	Carpet, Tile, Wood
Appliances	Bar Fridge, Dishwasher, Free-Standing Gas Range, Free-Standing Refrigerator, Disposal, Gas Water Heater, Built-In Refrigerator, Free-Standing Freezer, Wine Refrigerator
Heating	Central
# of Fireplaces	4
Fireplaces	Gas Log, Living Room, Bedroom, Gas Starter, Outside
Stories	Three Or More

### Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Near Golf Course, Landscaped, Private, Sprinklers Automatic, Sprinklers In Ground, Views
Roof	Spanish Tile
Construction	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	July 2nd, 2025
Days on Website	100
Days on Market	78
HOA Fees Freq.	See Remarks
Gated Community	Yes

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