

\$2,174,500 - 5229 Hupedo Ranch Rd, Spicewood

MLS® #9632040

\$2,174,500

4 Bedroom, 4.00 Bathroom, 4,549 sqft

Residential on 2.80 Acres

Breezy River Ranch, Spicewood, TX

Perched on a limestone bluff above the Pedernales River, this 2.8-acre estate offers a rare combination of seclusion, natural beauty, and timeless design, just 45 minutes from Austin and minutes from Lakeway, Bee Cave, and the Hill Country Galleria. The 4,549 SF villa is clad in native, uncut Texas stone with a standing seam metal roof and is accessed via two secured gates. This stretch of river has historically maintained water levels even during extreme drought, offering 200+ feet of direct spring-fed frontage with a metal stairway leading to a private beached area ideal for fishing, kayaking, and canoeing. Wildlife is abundant, and the sunsets over the canyon are breathtaking.

The main residence features vaulted ceilings, arched doorways, panoramic windows, terracotta tile floors, granite countertops, and multiple terraces oriented for long-range canyon views. The layout includes a primary suite with a private sunroom, a grand living area with a wood-burning fireplace, an upstairs guest wing with three bedrooms and balconies, and a detached garage with a 1-bed/1-bath guest apartment above. Well and septic system are in place.

This offering includes only the villa with 2.8 acres. Additional land, up to 37.3 acres, is available for purchase separately and includes improvements such as three cabins (one site-built), an outdoor horse arena, a



barn, a stock tank, and an equipment shed. Full tract purchase would be entirely unrestricted, offering greater flexibility for a private family compound, corporate or wellness retreat, or long-term investment. Seller is open to subdividing and may offer seller financing.

Built in 1992

Essential Information

MLS® #	9632040
Price	\$2,174,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,549
Acres	2.80
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

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

Community Information

Address	5229 Hupedo Ranch Rd
Area	LW
Subdivision	Breezy River Ranch
City	Spicewood
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	Electricity Connected, Phone Available, Sewer Connected, See Remarks, Water Connected
Features	See Remarks
Parking	Detached
# of Garages	2

Interior

Interior	See Remarks, Tile, Wood
Appliances	Dishwasher, Electric Oven, Free-Standing Electric Range, Disposal, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s)
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Private Yard, See Remarks, Arbor
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Native Plants, See Remarks, Trees Large Size, Views
Roof	Metal
Construction	Stone, See Remarks
Foundation	Slab

School Information

District	Johnson City ISD
Elementary	Lyndon B Johnson
Middle	Lyndon B Johnson
High	Lyndon B Johnson (Johnson City ISD)

Additional Information

Date Listed	October 15th, 2025
Days on Website	16
Days on Market	1

Property Listed by: Devora RealtyThe 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 31st, 2025 at 9:47am 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.