\$725,000 - 25304 Pedernales Pt, Spicewood

MLS® #9858032

\$725,000

2 Bedroom, 2.00 Bathroom, 1,504 sqft Residential on 0.69 Acres

Point Pedernales, Spicewood, TX

Investment Gem on the Waterfront in Spicewood, TX - build to suit â€" renovation or new construction! This rare opportunity offers panoramic, drop-dead views of the Pedernales River. A blank slate bursting with potential, this 2 bed / 2 bath home on a spacious double waterfront lot is your chance to create the ultimate hill country escape, short-term rental, or full-time retreat. The open-concept living area is full of natural light thanks to a wall of windows overlooking the deck and river below. A native stone wood-burning fireplace anchors the living room, while the large kitchen with its center island provides a spacious and open gathering area to enjoy.

Make your way out onto the cantilevered deck to take in the serenity: stargaze at night, sip your coffee at sunrise, and unwind after a day on the lake. The heavy-duty metal stairs lead to your private boat dock nestled in a peaceful cove. Concrete pathways line the edge of the lot, offering easy access.

BONUS: A charming cabin on-site makes an ideal office, artist studio, or private escape space. This is true lake life - quiet, secluded, and tranquil - on a dead-end street with no through traffic. The generous lot is LCRA-permitted for a 4,600 sq ft, 4-bedroom home, making this not only a peaceful getaway but also a smart long-term investment.







Minutes from Thomas Ranch Golf Course Resort Development, Briarcliff, and the new HEB at Hwy 71 & Paleface Rd. Properties like this don't last - seize your chance to own in one of the hottest developing areas in Central Texas. Boat dock, gang plank, stairways INCLUDED!

Mortgage savings may be available for buyers of this listing. Inquire with listing agent for details.

Built in 1975

Essential Information

MLS® # 9858032 Price \$725,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,504 Acres 0.69 Year Built 1975

Type Residential

Sub-Type Single Family Residence

Status Active

Water Feature/View

View Lake, River, Pedernales River

Is Waterfront Yes

Water Body Pedernales River

Community Information

Address 25304 Pedernales Pt

Area LW

Subdivision Point Pedernales

City Spicewood

County Travis

State TX

Zip Code 78669

Amenities

Utilities Electricity Connected

Features Sidewalks
Parking Outside

Interior

Interior Carpet, Tile

Appliances Dishwasher, Exhaust Fan, Electric Oven, Electric Range, Electric Water

Heater, Disposal, Water Purifier Owned, Range Hood, Water Softener

Owned

Heating Central, Electric

of Fireplaces

Fireplaces Family Room

of Stories 1

Stories One

Exterior

Exterior Features Dock, Exterior Steps
Lot Description Trees Medium Size

Roof Composition

Construction Frame, Wood Siding

Foundation Pillar/Post/Pier

School Information

District Marble Falls ISD

Elementary Spicewood (Marble Falls ISD)

Middle Marble Falls
High Marble Falls

Additional Information

Date Listed September 26th, 2025

Days on Website 39
Days on Market 33

Property Listed by: Redfin CorporationThe 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 November 5th, 2025 at 12:01am CST. 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.