

\$799,000 - 25304 Pedernales Pt, Spicewood

MLS® #9858032

\$799,000

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 - 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	\$799,000
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	1
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Dock
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	16
Days on Market	11

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