

\$1,600,000 - 23601 Old Ferry Rd 20, Spicewood

MLS® #9906081

\$1,600,000

4 Bedroom, 5.00 Bathroom, 3,740 sqft

Residential on 4.40 Acres

Milam Ranch, Spicewood, TX

Waterfront Property. Experience Hill Country living in this stunning 4.4 Acre gated modern home on the Pedernales River. Picturesque Hill Country and Water views. 2 Slip covered Boat dock with storage. Priced well under TCAD Value. Main house 3,136 SF and Guest House 604 SF for total of 3,740 SF. Landscaped walkway to entrance provides a prelude to the updated and remodeled design throughout this home. Spectacular spacious living areas with high ceilings, striking chandeliers and walls of windows provide abundant natural light. Sliding glass doors offer seamless indoor-outdoor living ideal for entertaining. Crisp and polished interior blends sophistication with casual elegance. Living area has a wall of low profile built-ins with an integrated wine refrigerator and storage. The fireplace creates a warm and inviting ambiance for cool evenings. Chef inspired kitchen is equipped with a Viking range with propane cooktop and a stainless exhaust hood. Spacious breakfast bar with seating. Sliding barn doors open to a discreet kitchen area with dishwasher, sink, refrigerator, washer/dryer and storage. Large dining room with a wall of sliding doors ideal for family gatherings. Primary bedroom on the main level has access to the back deck for enjoying Pool, Canyon and River views. Elegant spa-like primary bath with soaking tub and beautifully tiled shower. Bunk room upstairs with beamed ceiling great for children or overnight guests. 2 bedrooms plus office/study area with 2 full



baths upstairs. Enjoy a blend of rustic Hill Country charm and scenic Waterfront Views from the comfort of 2 screened porches and spacious deck. Convenient outdoor shower off deck. Relax by the firepit while finding serenity as the sun sets. Detached Guest quarters with separate entrance and full bath ideal for overnight guests or extended family. This breathtaking property is the epitome of Hill Country living at its finest. Lake Travis ISD

Built in 2012

Essential Information

MLS® #	9906081
Price	\$1,600,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,740
Acres	4.40
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

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

Community Information

Address	23601 Old Ferry Rd 20
Area	LS
Subdivision	Milam Ranch
City	Spicewood
County	Travis

State	TX
Zip Code	78669

Amenities

Utilities	Electricity Available, Propane, Water Connected
Features	None
Parking	Additional Parking, Door-Multi, Detached, Garage, Gated, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener

Interior

Interior	Carpet, Concrete, Tile
Appliances	Dishwasher, Exhaust Fan, Electric Water Heater, Free-Standing Range, Disposal, Microwave, Oven, Propane Cooktop, Refrigerator, Stainless Steel Appliance(s), Wine Refrigerator
Heating	Central
# of Fireplaces	2
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Boat Slip, Dock, Exterior Steps, Private Yard, Rain Gutters, See Remarks, Fire Pit
Lot Description	Sprinklers Automatic, Trees Medium Size
Roof	Metal
Construction	Frame, Metal Siding
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	West Cypress Hills
Middle	Lake Travis
High	Lake Travis

Additional Information

Date Listed	October 16th, 2025
Days on Website	19
Days on Market	13

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