

# \$7,950,000 - 24207 Pedernales Canyon Trl, Spicewood

MLS® #1465703

## \$7,950,000

7 Bedroom, 8.00 Bathroom, 7,527 sqft  
Farms & Acreage on 208 Acres

none, Spicewood, TX

River Bend Ranch has over 208 acres, over 1,600 feet of waterfront on Pedernales River and is less than 30 miles to downtown Austin and 15 min to Hill Country Galleria. Main house has over 4,700 sq ft(3 bed, 3 full bath, 2 half), Guest house has over 2,700 sq ft(4 bed, 3 bath). There are 2-two car garages and an 8 car garage which is connected to a country club style lounge. There are 4 ponds, 4 wells, a spring fed grotto, multiple pastures and longhorn cattle. Mostly cleared of cedar and mesquite.

Built in 1995

## Essential Information

|                |                 |
|----------------|-----------------|
| MLS® #         | 1465703         |
| Price          | \$7,950,000     |
| Bedrooms       | 7               |
| Bathrooms      | 8.00            |
| Full Baths     | 6               |
| Half Baths     | 2               |
| Square Footage | 7,527           |
| Acres          | 208.19          |
| Year Built     | 1995            |
| Type           | Farms & Acreage |
| Sub-Type       | House           |
| Status         | Active          |

## Community Information

Address 24207 Pedernales Canyon Trl



|             |                      |
|-------------|----------------------|
| Region      | Northwest Travis Co. |
| Subdivision | none                 |
| City        | Spicewood            |
| County      | Travis               |
| State       | TX                   |
| Zip Code    | 78669                |

### **Amenities**

|               |   |
|---------------|---|
| Amenities     | Small Aircraft Airport, Library, Park, Play Ground, Golf Course Private, Golf Course Public, Lake Privileges, Media Center/Movie Theatre, Shopping Mall |
| Utilities     | Electricity on Property, Natural Gas Not Available  |
| # of Garages  | 12  |
| View          | Hill Country, Lake/River, Panoramic   |
| Is Waterfront | Yes   |
| Waterfront    | River   |
| Has Pool      | Yes   |
| Pool          | In-Ground Pool  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling-Beam, Ceiling-Vaulted, Double Vanity, Indoor Utilities, Separate Shower, Smoke Detector, Walk-In Closet, Window Treatments, Sliding Glass Door, Wet Bar |
| Appliances        | Cook Top, Dishwasher, Disposal, Double Oven, Microwave Oven, Refrigerator, Water Heater Electric, Water Heater Tankless, Bar Ice Maker                          |
| Heating           | Central Heat, Electric  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Wood Burning, Family Room   |
| # of Stories      | 2   |
| Stories           | 2   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Barbecue, Decorative Pond, Outbuildings, Patio-Covered, Private BackYard, Storage Building, Waterfall, Workshop, Gutters Partial, Horse Facilities, Sport Court |
| Lot Description   | Pond On Lot, Wooded, Backs To Greenbelt, Irregular  |
| Roof              | Concrete, Tile  |

|              |   |
|--------------|---|
| Construction | All Sides Masonry, Stone Veneer, Stucco |
| Foundation   | Slab                                    |

### **School Information**

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

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