

# \$850,000 - 2201 Improver Rd, Spicewood

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MLS® #1460571

**\$850,000**

3 Bedroom, 2.00 Bathroom, 1,942 sqft  
Single-Family on 5.75 Acres

Paleface Ranch Sec 01, Spicewood, TX

Experience Hill Country luxury and Waterfront living at its finest. Nestled on a quiet cul-de-sac within a private gated community, this stunning 6-acre waterfront estate offers serenity, security, and breathtaking natural beauty on the shores of Lake Travis.

Situated on a peaceful stretch of Pedernales shoreline, this property features a private dock, perfect for boating, fishing, or simply soaking in sunset views over the water. Mature oaks and native landscaping frame expansive Hill Country vistas, while the acreage offers endless opportunities – from equestrian use to guest home or workshop additions.

The residence itself blends rustic elegance with modern comfort, featuring open-concept living, large picture windows, and seamless indoor-outdoor flow ideal for entertaining or unwinding in nature’s tranquility. Relax on the covered patio, host gatherings under the stars, or take a short stroll down to your private waterfront.

Highlights include, Lake Travis School District, ~6 acres of waterfront property on a quiet cul-de-sac, Private dock with direct water access, Gated community offering peace and privacy, Spacious home with panoramic Hill Country and water views, Expansive outdoor living areas and patios, Native landscaping with mature trees and open meadow areas, Close proximity to Austin, Bee Cave, Hill



Country Galleria, Marble Falls, and Austin's Hill Country wine region

Enjoy the perfect blend of country privacy and modern convenience, all within reach of shopping, dining, and recreation. Whether as a primary residence, weekend retreat, or investment property, this estate represents a rare opportunity to own waterfront acreage in one of the most sought-after areas of the Texas Hill Country.

New roof installed November 2023. New well pump 2024. Well water level was also tested and had 70' of water during the drought and has never gone dry.

Built in 2007

**Essential Information**

MLS® #	1460571
Price	\$850,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,942
Acres	5.75
Year Built	2007
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	2201 Improver Rd
Area	LS
Subdivision	Paleface Ranch Sec 01
City	Spicewood
County	Travis
State	TX
Zip Code	78669

## Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Water Connected, Underground Utilities
Features	Gated, Internet Access, Lake, Trails/Paths, Stable(s)
Parking	Additional Parking, Asphalt, Circular Driveway, Concrete, Covered, Carport, Driveway, Garage, Aggregate, Boat, RV Carport
# of Garages	5
Garages	Garage Door Opener
View	Canyon,Hills,Lake,Pasture,TreesWoods,Water,Lake Travis
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

## Interior

Interior	Tile, Wood
Appliances	Built-In Gas Oven, Built-In Gas Range, Built-In Refrigerator, Down Draft, Dryer, Dishwasher, Gas Cooktop, Disposal, Gas Oven, Gas Range, Ice Maker, Microwave, Water Purifier Owned, Water Softener, Water Purifier, Washer
Heating	Central, Propane
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

## Exterior

Exterior Features	Boat Lift, Boat Ramp, Dock, Private Entrance, Permeable Paving, Private Yard, RV Hookup, See Remarks, Boat Slip
Lot Description	Back Yard, Cleared, Cul-De-Sac, Front Yard, Garden, Near Golf Course, Gentle Sloping, Sprinklers In Front, Landscaped, Native Plants, Open Lot, Private, Many Trees, Trees Large Size, Views, Waterfall, Bluff, Rolling Slope, Wetlands
Roof	Asphalt
Construction	Masonry, Stone
Foundation	Slab

## School Information

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

**Additional Information**

Date Listed	October 10th, 2025
Days on Market	1
HOA Fees	800
HOA Fees Freq.	Annually

**Listing Details**

Listing Agent	Eric Johnson
Listing Office	KTB Real Estate Services, LLC

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