

\$835,000 - 22012 Briarcliff Dr, Spicewood

MLS® #4172090

\$835,000

4 Bedroom, 3.00 Bathroom, 3,142 sqft
Single-Family on 0.34 Acres

Briarcliff Inc Sec 11, Spicewood, TX

Nestled in the serene landscape of Spicewood, Texas, 22012 Briarcliff Drive is a haven for families seeking the quintessential lakefront lifestyle. This majestic 4-bedroom, 2.5-bathroom house, with a generous land size of .341 acres, offers both the tranquility of Lake Travis and the convenience of modern amenities. Picture starting your days in an expansive primary bedroom, complete with a cozy fireplace and sweeping views of the cove and rolling hills. The home's thoughtful layout includes an open floor plan ideal for social gatherings, a sun-drenched enclosed sunroom perfect for savoring your morning coffee, and a downstairs game room for additional entertainment. The community is a treasure trove of activities, boasting a full marina a stone's throw away at Briarcliff Marina, where boat slips, rentals, and jet skis await. Families can indulge in the outdoor life with a newly upgraded park, Pickleball courts, nature trails, and even a quaint 9-hole golf course with origins from music legend Willie Nelson. In the evenings, invite friends to gather around the backyard fire pit, relax by the water's edge, and bask in the natural beauty that surrounds you. This home is not just a place to live; it's a lifestyle, complete with all the perks of lakeside living, including a new HVAC system, a powerful 12,000 BTU PTAC in the sunroom, and a 19 SEER variable speed heat pump upstairs. An elevator provides easy access to the water, ensuring that every family member can enjoy the lake with ease. 22012



Briarcliff Drive isn't just a house; it's a sanctuary where every day feels like a vacation. Welcome to your new lake home, where life is better by the water.

Built in 1984

Essential Information

MLS® #	4172090
Price	\$835,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,142
Acres	0.34
Year Built	1984
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	22012 Briarcliff Dr
Area	LS
Subdivision	Briarcliff Inc Sec 11
City	Spicewood
County	Travis
State	TX
Zip Code	78669

Amenities

Utilities	Cable Available, Electricity Connected, Phone Available, Water Connected
Features	Barbecue, Common Grounds/Area, Clubhouse, Dog Park, Fishing, Golf, Internet Access, Lake, Playground, Park, Planned Social Activities, Restaurant, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	Additional Parking, Attached, Driveway, Garage Faces Front
# of Garages	2
View	Lake,Marina,Lake Travis

Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior	Carpet Free, Tile, Wood
Appliances	Cooktop, Dryer, Dishwasher, Free-Standing Electric Range, Disposal, Ice Maker, Refrigerator, Washer
Heating	Central
# of Fireplaces	2
Fireplaces	Living Room, Primary Bedroom
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Outdoor Grill, Private Yard
Lot Description	Bluff, Back Yard, Near Golf Course, Landscaped, Level, Trees Large Size, Views
Roof	Metal
Construction	Cement Siding, Concrete, Stone
Foundation	Slab

School Information

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

Additional Information

Date Listed	October 8th, 2025
Days on Market	4
HOA Fees	320
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Bryan Swan
Listing Office	Keller Williams - Lake Travis

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Listing information last updated on October 13th, 2025 at 10:46pm CDT