

# \$2,295,000 - 18612 Flying J Blvd, Spicewood

MLS® #4229924

**\$2,295,000**

4 Bedroom, 4.00 Bathroom, 3,362 sqft

Single-Family on 1.03 Acres

Reserve At Lake Travis, Spicewood, TX

Lake Living Redefined at The Reserve at Lake Travis! Incredible opportunity to own a beautiful FULLY FURNISHED lake view home in this highly desirable lakefront community that was the location for the 2015 Luxury Home Magazine Tour and the 2020 Austin's Home Builders Association Parade of Homes. Whether it's your primary residence or secondary home for an escape to the lake, you will fall in love with all this home has to offer. Built for entertaining, there is plenty of room for family and friends and showcasing Texas Hill Country Modern architecture allowing lake and hill country views to come in. This home has 4 bedrooms (3 on main level including casita with private entrance / 1 on second floor) and 4 full baths with a bonus room with built in bunks for additional guests. The beautiful outdoors offer multiple decks for entertaining, outdoor kitchen and dog run. Enjoy the resort style amenities that The Reserve has to offer including an Award Winning 150 Slip Yacht Marina accessible by golf cart, Lazy River Swim Park and Grill, Family Activity Barn Clubhouse, Lakeside Lodge, Tennis Court and Fishing Pond. STR projections for this property are estimated to be around \$68,000 per year. Televisions that convey include 50" Samsung in casita, 65" Samsung in master bedroom, 75" Samsung in family room, 43" Samsung in bedroom (main floor), 50" Samsung in upstairs game room, 50" Samsung in upstairs bunk room and 50" Samsung in upstairs bedroom.



Built in 2018

## Essential Information

MLS® #	4229924
Price	\$2,295,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	3,362
Acres	1.03
Year Built	2018
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	18612 Flying J Blvd
Area	LS
Subdivision	Reserve At Lake Travis
City	Spicewood
County	Travis
State	TX
Zip Code	78669

## Amenities

Utilities	Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Propane, Water Connected, Underground Utilities
Features	Barbecue, Business Center, Common Grounds/Area, Clubhouse, Community Mailbox, Dog Park, Fishing, Gated, Internet Access, Lake, Playground, Park, Pool, Planned Social Activities, Restaurant, Tennis Court(s), Trails/Paths
Parking	Attached, Driveway, Garage Faces Front, Inside Entrance
# of Garages	3
View	Hills,Lake,Panoramic,Water,Lake Travis
Waterfront	None

## Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Cooktop, Dryer, Gas Cooktop, Disposal, Ice Maker, Microwave, Refrigerator, Range Hood, Stainless Steel

	Appliance(s), Washer
Heating	Central, Electric, Fireplace(s)
# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Gas, Great Room, Heatilator
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Barbecue, Dog Run, Exterior Steps, Gas Grill, Lighting, Outdoor Grill, Private Yard, Rain Gutters, Uncovered Courtyard
Lot Description	Back Yard, Front Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Views
Roof	Metal
Construction	Stone, Stucco, Wood Siding
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	January 16th, 2025
Days on Market	202
HOA Fees	720
HOA Fees Freq.	Quarterly

## Listing Details

Listing Agent	Brandon Emory
Listing Office	McAllister & Associates

The information being provided by the Highland Lakes Association of REALTORS, Inc. is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.  
Listing information last updated on October 14th, 2025 at 6:16am CDT