

# \$1,050,000 - 1309 Edgewater Dr, Spicewood

MLS® #4381016

**\$1,050,000**

4 Bedroom, 2.00 Bathroom, 2,074 sqft

Single-Family on 1.10 Acres

Edgewater Beach Sec 01, Spicewood, TX

A rare and exceptional opportunity awaits at this beautifully updated lakefront retreat on Lake Travis, located in a private enclave in Spicewood. Set on a serene 1.1-acre lot surrounded by mature trees, this stunning home offers unobstructed panoramic lake views, modern luxury, and incredible short-term rental potential. Currently operating as a highly successful VRBO, this property generates up to \$160K/year in income and comes STR-ready with documents available—contact agent for details. Whether you're looking for a high-performing investment, a luxurious second home, or your dream primary residence, this home delivers on all fronts. Thoughtfully remodeled throughout, the home features exposed beams, custom metal railings, detailed tilework, and modern finishes that blend timeless charm with updated style. The open-concept main floor offers a spacious living area, elegant dining space, and a beautifully appointed kitchen with sliding glass doors that open to expansive lake views. The main level also includes a private primary suite and a full bathroom. Downstairs offers a second living area, three generously sized bedrooms, another full bath, and an oversized laundry room with exceptional storage. Multiple levels of decking provide the perfect setting for outdoor entertaining or simply relaxing while taking in the stunning surroundings. Additional upgrades include a new septic system, private well, and



professional landscaping. Located within the highly acclaimed Lake Travis Independent School District, serving West Cypress Hills Elementary, Lake Travis Middle School, and Lake Travis High School—offering exceptional educational opportunities for families. Don't miss your chance to own a lakefront gem with high ROI, unmatched views, and the flexibility to live, vacation, or invest—schedule your private showing today!

Built in 1969

**Essential Information**

MLS® #	4381016
Price	\$1,050,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,074
Acres	1.10
Year Built	1969
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	1309 Edgewater Dr
Area	LS
Subdivision	Edgewater Beach Sec 01
City	Spicewood
County	Travis
State	TX
Zip Code	78669-1705

**Amenities**

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Sewer Available, See Remarks, Water Available
Features	Common Grounds/Area, Lake, Park, Planned Social Activities, See Remarks

Parking	Additional Parking, Assigned, Covered, Carport, Door-Multi, Detached, Garage, RV Access/Parking
View	Lake,Marina,Neighborhood,Panoramic,TreesWoods,Water,Lake Travis
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront

## Interior

Interior	Carpet Free, Concrete, Tile, Wood
Appliances	Built-In Range, Dryer, Dishwasher, Electric Water Heater, Free-Standing Range, Disposal, Microwave, Refrigerator, Washer
Heating	Central, Electric
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Balcony, Exterior Steps, Outdoor Grill, Private Yard, Rain Gutters, RV Hookup, See Remarks, Uncovered Courtyard
Lot Description	Back Yard, Sloped Down, Landscaped, Private, Many Trees, Trees Large Size, Views, Xeriscape
Roof	Composition, Shingle
Construction	Wood Siding
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	October 6th, 2025
Days on Market	2
HOA Fees	150
HOA Fees Freq.	Annually

## Listing Details

Listing Agent	Vanessa Fallon
Listing Office	Keller Williams Realty

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