

# \$1,750,000 - 2706 Tradewind Dr, Spicewood

MLS® #7279781

**\$1,750,000**

4 Bedroom, 3.00 Bathroom, 5,828 sqft

Single-Family on 1.38 Acres

Crosswind, Spicewood, TX

Enjoy stunning Lake Travis views and Hill Country charm from this one-of-a-kind property set on 1.39 acres. With an elevation nearly 200 feet higher than surrounding properties, this home offers both unmatched views and peaceful privacy, all while being conveniently located near new schools, the Travis County Bee Creek Sports Complex, lake parks, and boat launches.

Step inside to find a spacious layout with granite countertops and custom tile throughout. The primary suite is located on the main level, featuring a large bedroom with barn doors separating the bathroom, and an adjoining office that can double as a nursery. A wide staircase with beautiful railings leads upstairs, where youâ€™ll find expansive decks, including a third-floor outdoor deck and a 20â€™ x 32â€™ front deck overlooking Lake Travis.

The property also features a versatile apartment/ADU with a full kitchen and bath, one bedroom with dual closets, washer/dryer connections, a separate water heater and HVAC system, and new flooring installed in summer 2024. Short-term rentals are welcome, offering excellent income potential.

Beneath the apartment is a large shop, which could be converted into an entirely new two-story home or used for hobbies, projects, or RV storage. The property is RV-ready with



both a 50-amp hookup and a 30-amp connection to the structure.

Surrounded by mature Spanish oak trees in the front and a living oak in the back, this property strikes a balance between natural beauty, functional living, and investment opportunity. With multiple decks, a gazebo, and panoramic lake views, itâ€™s the ultimate Lake Travis retreat.

Built in 1999

**Essential Information**

MLS® #	7279781
Price	\$1,750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	5,828
Acres	1.38
Year Built	1999
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	2706 Tradewind Dr
Area	LS
Subdivision	Crosswind
City	Spicewood
County	Travis
State	TX
Zip Code	78669

**Amenities**

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected
Features	Fishing, Lake, Playground, Park

Parking	Covered, Carport, RV Access/Parking, Detached Carport
View	Lake,Neighborhood,Panoramic,Lake Travis
Waterfront	Lake Privileges

## Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Water Heater, Free-Standing Electric Range, Microwave, Stainless Steel Appliance(s)
Heating	Central, Electric, Fireplace(s)
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Stories	Three Or More

## Exterior

Exterior Features	Balcony, Exterior Steps, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Rolling Slope, Trees Medium Size
Roof	Composition, Shingle
Construction	Frame
Foundation	Slab

## School Information

District	Lake Travis ISD
Elementary	Lake Travis
Middle	Lake Travis
High	Lake Travis

## Additional Information

Date Listed	September 30th, 2025
Days on Market	1
HOA Fees	195
HOA Fees Freq.	Annually

## Listing Details

Listing Agent	Chris Watters
Listing Office	Watters International Realty

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