

# 613 Wesley Ridge Drive | The Point at Ridge Harbor | Spicewood

## General Information

Multi Level Home | 3545 sqft + Covered Porch, Grilling Courtyard, Multiple Patios & Winding Paths throughout Hardscape Courtyards

Oversized Two Car Garage with room for a Golf Cart AND stairs to an attic area above that could easily be converted to heated and cooled living space.

Lower Level has access to Non AC'd space currently set up as a Workshop.

3 Bedrooms + Bunk Room | 3.5 Baths | 3 Living Areas + Office Alcove

Primary Suite - with Lake Views - is on the Main Level + Luxurious Primary Bath

A few steps down, at the opposite end of the home, is a Guest Suite which has a private entry from a front courtyard. The Guest Suite has a mini kitchenette, walk-in closet and very nice bath with shower AND wonderful Lake Views!

Lower Level Game Room with a small Kitchen Area as well as an Office Alcove

The Bunk / Flex Room is located on this level; it could be used as an Exercise Room, Craft/Sewing Room, Play Area for the Children ... whatever the specific needs might be!

Secondary Bedroom on the lower level has a Bath with Walk-in Shower

Step outside to Terraced Patios and Stone Paths in the Backyard

Nearly EVERY Room has unencumbered views of Lake Travis and the distant Texas Hill Country. Every window frames picturesque vistas whether they be of the lake, hills, enchanting flower-filled courtyards or private patios overlooking a tree-filled back yard.

**Meticulous attention and care has gone into building and maintaining the property.  
Current Inspection Report offered for review upon request.**

An unrivaled combination of picturesque beauty, comfortable living with encompassing views, and a perfectly designed floor plan awaits the next owner. Endless family memories will be made!

## Community Information

Ridge Harbor on Lake Travis is located on the coveted south shore of Lake Travis at the 46 mile marker. The community is gated, has underground utilities, private water & sewer, & fiber internet service provided by Spectrum.

Amenities include :: Waterfront Park Area with Grills and Benches, Private Boat Launches for Property Owners & their Guests, Sparkling Pool with Covered Area, Tennis & Pickle-ball Courts, and a small Playground area for the children.

A Marina is anchored off the Waterfront Park Shoreline where, depending upon availability, Boat Slips may be purchased and/or leased.

Annual HOA Dues :: \$1,050

2024 Burnet County Tax Rate :: \$1.35/\$100 of assessed value

## Nearby

Golf, Spicewood 88R Airport (small strip w/ hangars within the nearby Windermere Community), Multiple Parks including The Grelle for Hiking and Horseback Riding, Krause Springs, Numerous Wineries, Restaurants (casual and more formal options), Live Music, Retail (new options opening regularly at The Galleria, throughout Spicewood, Bee Cave & Lakeway), Convenience Stores within 10-15 minutes, Churches and Schools, and of course ... beautiful Lake Travis!

20-25 minutes to Marble Falls to the west | 20-25 minutes to Bee Cave to the east

45 minutes to the heart of downtown Austin

60-65 minutes to Austin Bergstrom International Airport