

24805 Lake View Drive | Spicewood, Texas 78669  
[www.PedernalesRiverfrontRetreat.com](http://www.PedernalesRiverfrontRetreat.com)

**1.11 Acres gently sloping to the Pedernales River Shoreline  
Private Boat Docks ARE Allowed**

**+/-2704 sqft | Built in 1967 | Being Sold 'As Is'  
Two Levels  
4 Bedrooms | 2 Full and 2 Half Baths  
Living / Dining/ Kitchen with Office Nook  
Lower Level Game Room**

**Large Shop + Oversized Detached Garage + Additional Storage Buildings**

An exceptional opportunity for those who appreciate the beauty and potential of waterfront living. While current water levels in the area may be low, 24805 Lake View Drive offers the promise of water level recovery, transforming it to a picturesque and desirable Pedernales Riverfront Retreat. The 60's era home is move-in ready and is being sold 'as is'. Multiple onsite metal buildings provide an immense amount of storage, workshop space, garage areas, and more! There are NO restrictions - the property is available for a multitude of uses.

Nestled among towering trees, this idyllic riverfront property is your gateway to tranquility. Located near the confluence of Lake Travis, this gem promises the perfect blend of nature's beauty and peaceful waters. With a gentle slope to the water, enjoy easy access to the Pedernales River and a private boat dock should you elect to add one. The property extends to the approximate mid-point of the river.

The location provides an ideal escape from the hustle and bustle of city life. Relish serene surroundings ... perfect for relaxing weekends or full-time living. Consider building your dream riverfront home on the property. Once the water level rises again, private access to the Pedernales River will allow swimming, fishing, kayaking, and more ... all to be enjoyed from your own backyard.

Pace Bend Park is a 6-minute drive from the house & is popular for camping on the cliffs overlooking Lake Travis, swimming, boating, & exploring the Hill Country beauty with miles of hike and bike trails. While Lake View Drive offers seclusion, it's still conveniently located to nearby amenities, including shopping, dining, and recreational activities plus it's located within the popular Lake Travis School District. You'll have the best of both worlds – nature's beauty and urban convenience.

Whether looking for a private retreat or considering development opportunities, 24805 Lake View Drive is a canvas for your vision.