

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 23405 PEDERNALES CANYON TRAIL

SPICEWOOD, TX 78669



\$1,100,000



1 acres

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## DESCRIPTION

9.78 Acres in the Heart of Texas Hill Country. Located within the desirable Lake Travis Independent School District, this stunning 9.78-acre tract of vacant land offers the perfect balance of rural serenity and proximity to urban conveniences. The property features captivating Hill Country views, cleared areas ready for your dream home, and a mix of mature trees that provide shade and privacy. A wet weather pond adds a touch of natural beauty, making it an ideal spot for wildlife watching and outdoor activities. Whether you're looking to build a private retreat, a family estate, or a hobby farm, this land offers endless possibilities. Enjoy the best of both worlds with peaceful, country living just minutes away from shopping, dining, and entertainment in the nearby Bee Cave/Lakeway area including the Hill Country Galleria. Austin metro area and the Austin airport about 40 minutes away. With the highly-rated Lake Travis ISD schools nearby, it's the perfect location for families seeking a tranquil lifestyle without sacrificing convenience. Don't miss the opportunity to own a slice of the beautiful Texas Hill Country!

**PROPERTY TYPE:** Land - UnimprovedLand  
**MLS STATUS:** Active  
**MLS:** 5598232  
**YEAR BUILT:**  
**COUNTY:** Travis  
**TRACT OR SUBDIVIION:** ABS 13 SUR 1 GRITTEN  
**LIST DATE:** 01/18/2025

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**800.451.8055**

**AREA:** LS  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 9.78  
**LOT SIZE (SQFT):** 426,016

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- GentleSloping
- Private
- RockOutcropping
- ManyTrees
- TreesMediumSize
- Views

### YARD/GROUNDS:

- None

### FENCING:

- Wire

## UTILITIES

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- None

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

**LISTED BY:** Michael Kern

**PHONE:** 512.773.8007  
Lake Park

**BROKERED BY:** RE/MAX Ascension