

Architectural Features & Custom Finishes

24423 Pedernales Drive | Spicewood, Texas

Pedernales River | Lake Travis

Custom Hill Country Craftsmanship

- Douglas Fir walls throughout the downstairs living spaces
- Rift-quartered 5" white oak flooring throughout the upstairs
- Solid white oak stair treads (1 1/8" thick) with wax finish
- Baldwin architectural hardware throughout the home
- Soft-close cabinet hinges and drawers throughout
- Wide accessible doorways for comfort and ease of movement

Premium Windows & Natural Light

- Marvin casement and awning windows throughout
- Marvin sliding glass doors in the living room and primary suite
- Expansive glass creating strong indoor and outdoor connection

Designer Kitchen

- Custom walnut cabinetry
- Quartz countertops
- GE Café Series stove and refrigerator
- Functional layout ideal for gathering and entertaining

Distinctive Interior Features

- Two Isokern fireplaces for warmth and ambiance
- Custom walnut fireplace mantle
- Polished stained concrete floors with wax finish on the main level
- Floor electrical outlets in living space, primary and upstairs bedroom for convenience
- Hunter ceiling fans throughout the home
- Living room fireplace includes a gas starter allowing use as either a wood burning or gas fireplace

Primary Suite Retreat

- Marble countertop in primary bathroom
- Handcrafted Fireclay tile shower featuring artisan tile made in California
- Rohl and Kohler plumbing fixtures
- Limestone fireplace surround with walnut mantle
- Fresh air intake system designed to support wood burning fireplace use

Flexible Upstairs Expansion Opportunity

- Rift-quartered white oak flooring throughout
- Wired for television and high-speed internet
- Dedicated 2-ton A/C system to support expansion
- Nonstructural walls allowing easy layout modification
- Spacious 5'6" soaking tub with accessibility grab bar
- Potential for additional bedrooms, guest accommodations, or expanded living space

Systems & Energy Efficiency

- On demand gas water heater
- BIBB insulation in walls
- Foam insulation in ceiling
- Insulated attic doors
- Water softening and purification system with dual reservoir tanks (installed 2021)

Outdoor Living & Lake Access

- Steel staircase leading to wooden deck
- Rock pathway providing direct access to the water
- Stucco exterior construction
- Outdoor hot tub featuring handmade tile-resurfaced February 2026

~A Rare Opportunity on the Pedernales River ~

With quality craftsmanship, premium materials, and future expansion potential, this property offers a unique opportunity to own a distinctive Hill Country lake retreat.