



**\$3,995,000.00**

## **212 ANGEL LIGHT DR, SPICEWOOD, TX 78669, USA**

<https://test.houston-re.com>



Concept plan in place for to-be-built 4,597 SqFt home w/4 beds, 4 baths, pool, patio, incredible outdoor living area, lake views & more. Lakefront access conveys w/2 deep water boat slips. See docs for more info. In highly coveted gated waterfront community of Angel Bay is this ~9 acre wooded estate lot offering great build [...]

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### **Rooms & Units Description**



**Property title:** TBD Angel Light Drive Spicewood Texas 78669

**Room Description:** Family Room,Gameroom Down,Living/Dining Combo,Utility Room in House

**Master Bath Desc:** Half Bath,Primary Bath: Double Sinks,Primary Bath: Separate Shower,Primary Bath: Soaking Tub,Secondary Bath(s): Shower Only,Secondary Bath(s): Tub/Shower Combo

**HOA Mandatory:** 1

**Key Map:** 1

**Room Count:** 14

**Bed Room Description:** All Bedrooms Down,En-Suite Bath,Walk-In Closet

**Photo Count:** 30

**Original List Price:** 3995000.00

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## Property Details

**Parcel Number:** 00475046

**Style:** Traditional

**Builder Name:** TBD

**Acres:** 8.733

**Dwelling Type:** Free Standing

**New Construction Desc:** To Be Built/Under Construction

**Restrictions:** Deed Restrictions,Horses Allowed, Deed Restrictions,Horses Allowed

**Lot Description:** Water View,Waterfront

**List Type:** Exclusive Right to Sell/Lease

**Price Sq Ft List:** 869.05

**Acres Description:** 5 Up to 10 Acres

**New Construction:** 1

**Stories:** 1

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## Property Features



**Exterior:** Controlled Subdivision Access,Outdoor Kitchen,Patio/Deck,Porch,Spa/Hot Tub

**Roof:** Other

**Garage Desc:** Attached Garage

**Heat System:** Other Heating

**Pool Private:** 1, In Ground

**Water Sewer:** No Sewer

**Water Amenity:** Boat Slip,Lake View,Lakefront, Boat Slip,Lake View,Lakefront

**Interior:** Formal Entry/Foyer,High Ceiling,Wet Bar

**Foundation:** Slab

**No Of Garage Cap:** 3

**Cool System:** Other Cooling

**Kitchen Desc:** Breakfast Bar,Island w/o Cooktop,Kitchen open to Family Room

**Siding:** Other

Fees & Taxes

**Tax Rate:** 1.782023

**Tax Amount:** 19643

**Tax Year:** 2022

Basics

**Baths Full:** 4

**Baths Half:** 1

**Year Built Src:** Builder

**Completion Date:** 2023-12-31

Location Details

**Area:** 83

**School District:** 115 - Lake Travis

**School Elementary:** WEST CYPRESS HILLS

**School High:** LAKE TRAVIS HIGH SCHOOL

**State:** Texas

**City:** Spicewood

**County Or Parish:** Travis

**Directions:** Hwy 71 West, Right on Bee Creek Rd, take a right on Thurman Bend Rd., Right on Angel Light Drive

**School Middle:** LAKE TRAVIS MIDDLE SCHOOL

**Subdivision:** Angel Bay

**Zip:** 78669





# Miscellaneous

**Annual Maint Desc:** Mandatory      **Realist Block:** Deed Restrictions,Horses Allowed  
**Connections:** Washer Connections      **Disclosures:** Estate,Other Disclosures  
**Finance Available:** Cash Sale,Conventional      **Legal:** LOT 14 BLK A ANGEL BAY  
**DOM:** 97



# Courtesy of

**List Office Name:** Keller Williams Realty Austin

