

# \$3,300,000 - 2008 Ruffian Heights Lane, Spicewood

MLS® #1270910

## \$3,300,000

4 Bedroom, 5.00 Bathroom, 4,809 sqft  
Residential on 1.02 Acres

Reserve At Lake Travis, Spicewood, TX

Soft contemporary in resort-style community at the Reserve at Lake Travis. This beautiful home that is barely lived-in has extensive landscaping and outdoor lighting that creates delightful spaces to entertain. The design of this home is eye catching with interior elements throughout the home with a flexible floor plan with majority of living on the first floor and one upstairs bedroom paired with inviting living space that is perfect for guests. Walking distance to the marina and views of Lake Travis this home has a large boat slip that can be negotiated with purchase.

Extra single 4th bay garage that can be used for RV or guest home that is 28 by 40 ft.

Perfect man cave with split unit already in place.

Built in 2019

## Essential Information

MLS® #	1270910
Price	\$3,300,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,809
Acres	1.02
Year Built	2019
Type	Residential



Sub-Type Single Family Residence  
Status Active Under Contract

### Community Information

Address 2008 Ruffian Heights Lane  
Area LS  
Subdivision Reserve At Lake Travis  
City Spicewood  
County Travis  
State TX  
Zip Code 78669

### Amenities

Utilities Fiber Optic Available, Propane, Underground Utilities, Water Connected  
Features Barbecue, Common Grounds/Area, Community Mailbox, Fishing, Gated, Lake, Playground, Pool, Trails/Paths  
Parking Detached, Heated Garage, Lighted, RV Garage, Workshop in Garage  
Garage Spaces 5  
View Hills, Lake, Trees/Woods  
Waterfront Lake Privileges, Boat Ramp/Lift Access  
Has Pool Yes

### Interior

Interior Tile, Wood  
Appliances Built-In Gas Range, Bar Fridge, Built-In Refrigerator, Double Oven, Dishwasher, ENERGY STAR Qualified Appliances, Disposal, Microwave, Self Cleaning Oven, See Remarks, Wine Refrigerator  
Heating Heat Pump, See Remarks, Zoned  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Living Room, See Remarks  
# of Stories 2  
Stories Two

### Exterior

Exterior Features Boat Lift, Boat Slip, Private Yard, See Remarks  
Lot Description Back Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Level, Native Plants, Many Trees, Sprinklers Automatic, Sprinklers In Ground  
Roof Metal

Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Lake Travis ISD
Elementary	West Cypress Hills
Middle	Lake Travis
High	Lake Travis

### **Additional Information**

Date Listed	January 12th, 2023
Days on Market	138

### **Listing Details**

Listing Office	Compass RE Texas, LLC
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