

The Rivercliff Ranch

Spicewood, TX

A premier 32 acre equestrian center in a quiet, upscale Lake Travis community next to Austin Golf Club.

- 32 fenced and cross-fenced acres
- Electronically controlled stone and wrought iron gated entry
- 18 stall horse stables with limestone exterior, wood shake roof and covered entryway
- 18 stalls each with doors to turnouts, includes 4 foaling stalls
- Stables interior can be converted to add 7 additional stalls
- Includes tack area, wash stall, store room and big bay doors on both sides
- 90' x 180' covered stone and split rail fenced riding arena with wood shake roof
- Gates on both ends allow for trucks, trailers, etc...
- 3/2 limestone home built in 2006
- Finish includes wood and tile floors, stone accents
- Large living area with stone fireplace and open dining
- Kitchen with granite counters and recent appliances
- Master bedroom with kitchenette, walk-in closet, full bath and sitting area
- Attached 2 car garage
- Pond at gated entry
- Wood split rail fencing around perimeter and some paddocks
- New interior split rail cross-fencing
- Manicured landscaping and irrigation at home, arena and barn
- 25 GPM well with 7,500 gallons of storage
- Located in gated community of high-end homes just off Hwy. 71 in Spicewood, TX.

Offered for \$1,495,000



The Dave Murray Team
ph. 512-751-6060
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www.DMTX.com



Rivercliff Ranch Photos



854 9382



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY, AND THAT THE SURVEYMAN IS A LICENSED SURVEYOR IN THE STATE OF TEXAS, SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION III SURVEY.

STEVEN R. MEANGUS, R.P.S. No. 3580
7/13/05

JOB 97-1408
DATE 07-08-2005
DESIGN R.D.
DRAWN S.M.
FIELD BOOK 41731

DATE
REVISION No.

REVISIONS

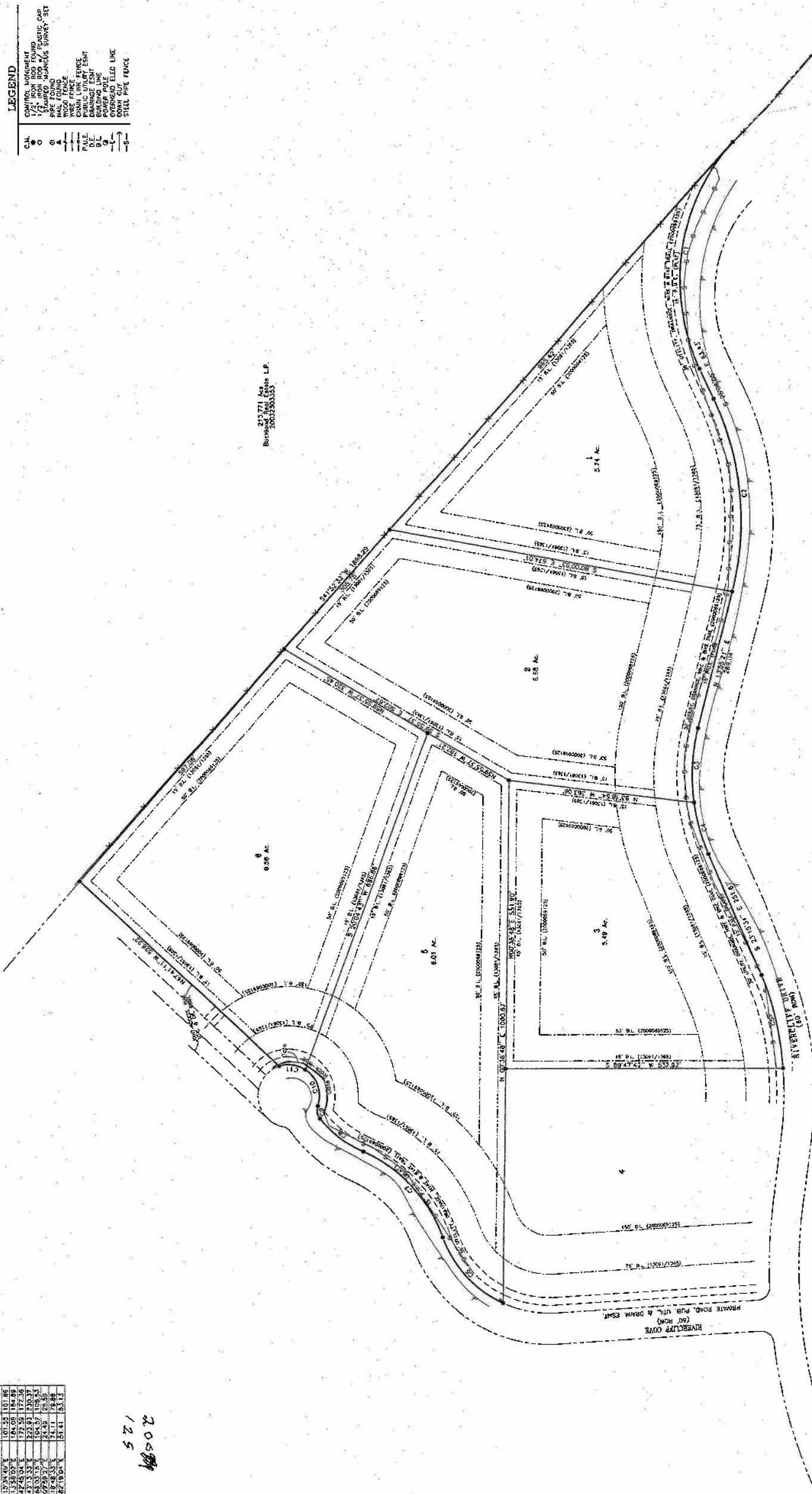
BOUNDARY EXHIBIT SKETCH
OF
LOTS 1, 2, 3, 5 & 6
RECORDED IN DOCUMENT NO. 200000144,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

MEANGUS SURVEYING CO., INC.
1101 HWY 360 SOUTH, H-100
AUSTIN, TEXAS 78746
(512) 828-9302

CURVE DATA	DELTA	RADIUS	CHORD BEARING	CHORD AREA
C1	68°20'38"	392.65	N08°23'14"E	438.66
C2	39°01'25"	554.70	N02°35'22"W	370.54
C3	21°48'28"	380.00	S00°00'00"W	142.87
C4	15°55'08"	570.00	S11°55'02"E	194.88
C5	45°11'25"	230.00	S47°48'04"E	172.58
C6	47°08'24"	230.00	S47°13'33"E	222.91
C7	27°28'02"	229.60	S58°03'37"E	194.57
C8	26°18'48"	160.00	S12°48'53"E	74.11
C9	20°44'18"	90.00	S67°19'04"E	51.41
C10				53.13
C11				

20000144
125
PART 1

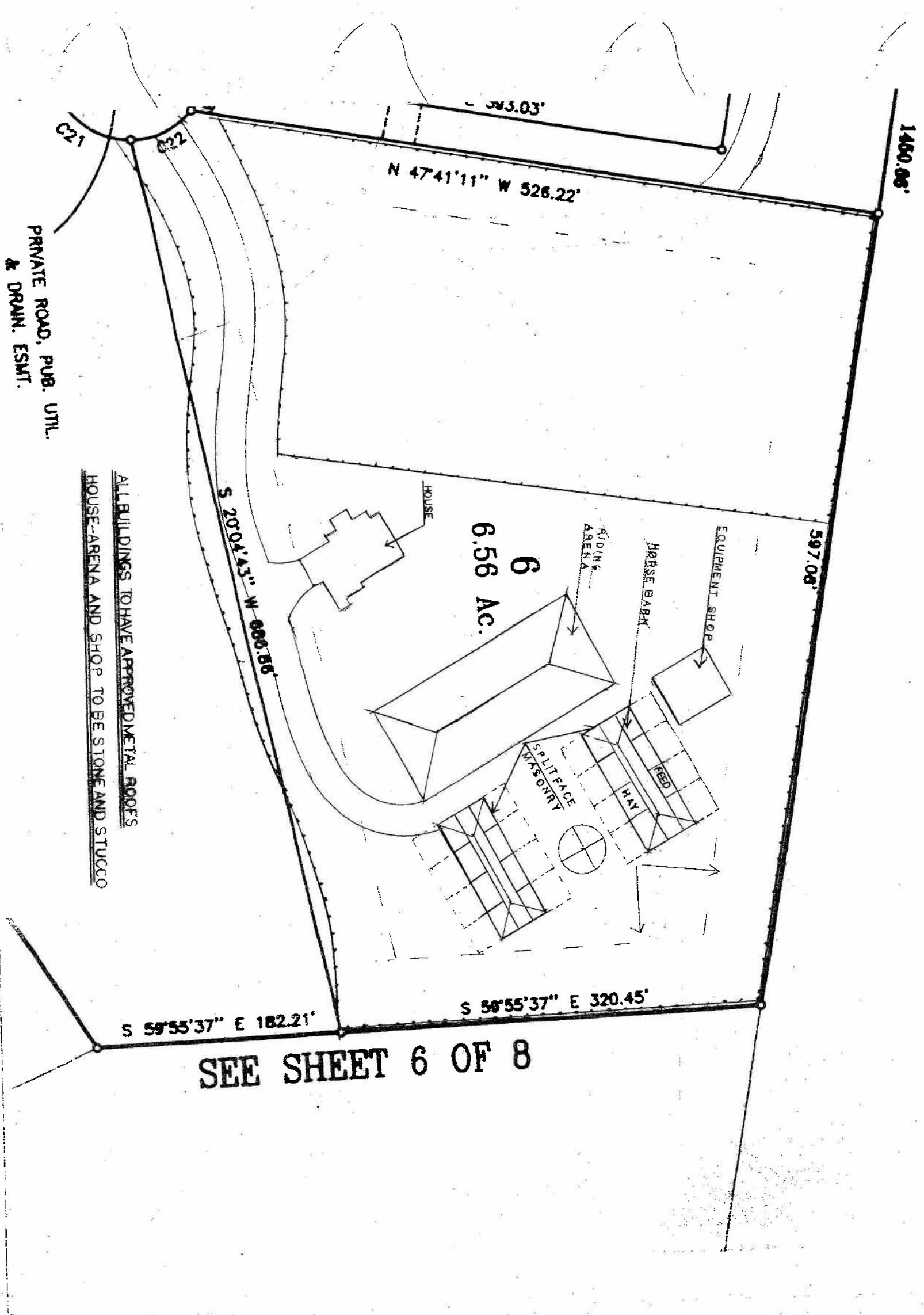
486
125
PART 1



LEGEND
1/2" IRON ROD FOUND
1/2" IRON ROD w/ PLASTIC CAP
1/2" IRON ROD w/ PLASTIC CAP
PIPE FOUND
MAIL FENCE
WIRE FENCE
CHAIN LINK FENCE
PAVED DRIVE
DRAINAGE TIE-OUT
DRAINAGE TIE-OUT
BUILDING LINE
OVERHEAD ELEC LINE
DRAIN CUT
STEEL PIPE FENCE

SCALE: 1" = 100'

D.L.
()
717.0
RECORD CALL
MINIMUM SLAB ELEVATION



SEE SHEET 6 OF 8

PRIVATE ROAD, PUB. UTIL.
& DRAIN. ESMT.

ALL BUILDINGS TO HAVE APPROVED METAL ROOFS
HOUSE-ARENA AND SHOP TO BE STONE AND STUCCO

1001 River Cliff Drive



FLOOR PLAN
GRAPHICS

Note: This floor plan is an artistic rendering only. All dimensions are approximate. Floor Plan Graphics makes no representation or warranty as to this rendering's accuracy and no measurements or dimensions should be relied upon without independent verification.