

# 5.79+/- Acres LAKE TRAVIS

703, 800, 804, 808, 814 - Turkey Tree Point, Spicewood, TX



Condominium Site  
Tiny Homes  
RV Park  
Nightly Rentals  
Cabins – Glamping  
Ranchette  
Homestead Estate

## Unique Peninsula Location on Main Basin of Lake Travis

- 900' Linear Main Basin Waterfront
- 180 Degree Lake Travis Views
- Lake Access from 2 Shores
- Boat Docks Permittable
- 5 Contiguous Parcels
- Private Gated Community
- Minimal Restrictions
- Well in Place
  
- Marble Falls ISD
- Near Spicewood Airport
- Across from Barton Creek Lakeside

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## CAPELLA COMMERCIAL LLC

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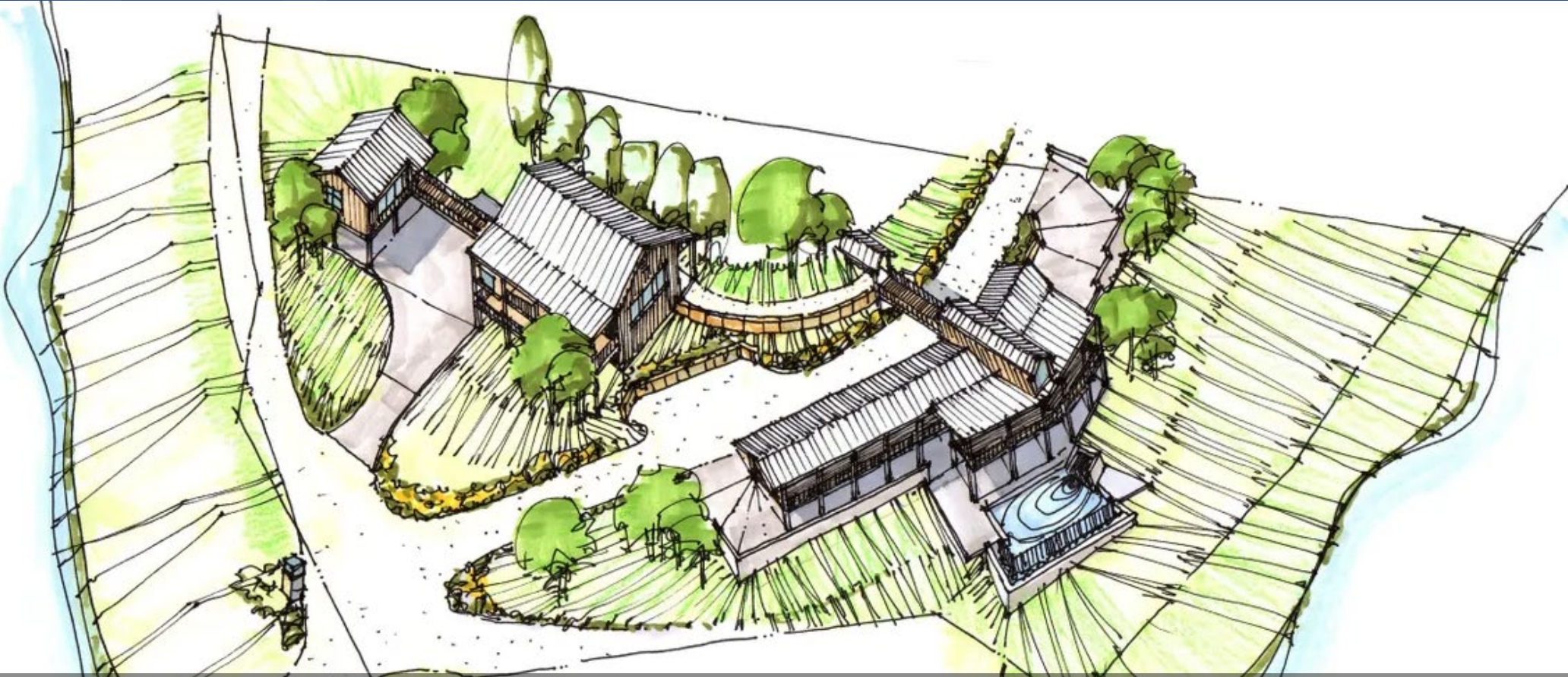


- Up to 3 Boat Docks Permittable – 1 Per Lakefront Lot
- Each Dock can Accommodate up to 4 Slips
- Water Depth : 630 ft Elevation Main Basin
- POA Park –4 Acre Private Community Park with Boat Ramp

- Approx 3.3 Acres above 690' Elevation
- Water Well in Place for Development
- Eastern Facing with Southern Breeze
- Travis County / Burnet County Split (Approx 1.76 Acres in Burnet Co.)
- Minimal Restrictions

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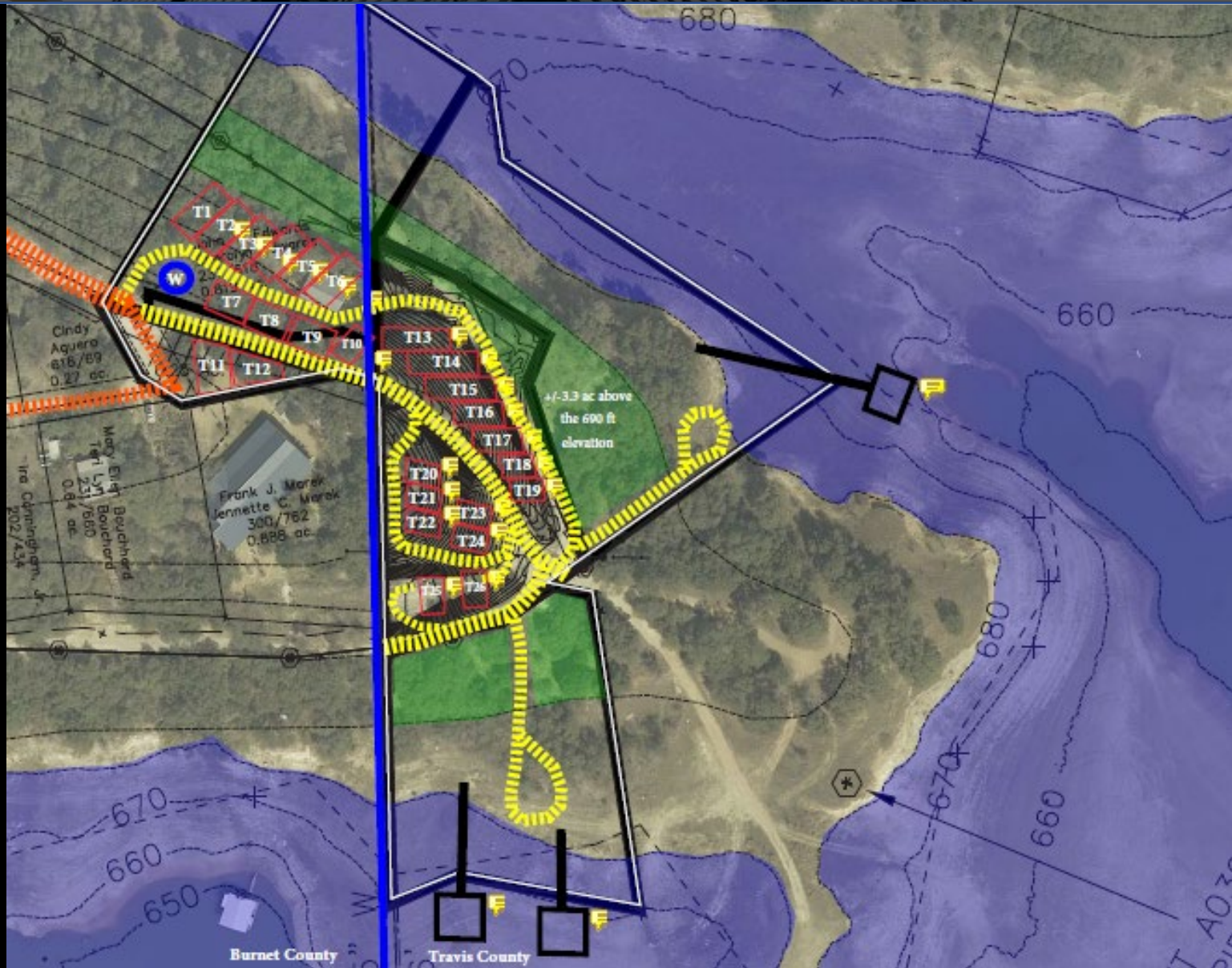
Conceptual Rendering 804 Turkey Tree 1.19 Acres



This conceptual is drawn on the 1.19 acre parcel at 804 Turkey Tree and utilizes 180+ degree views of the main waters of Lake Travis. Rendering shows how much can be imagined on merely 1 of the 5 parcels. This one parcel, 1.19 acres, shows multiple luxury cabins connected by a 70ft walkway over the main road- allowing guests to meander over to the well-equipped main lodge- uninterrupted by others using the road to explore other parts of the community or go down to the water's edge. This one parcel could be exquisite for hosting an endless slate of events, with an overflow onto additional parcels for such things as a multi-functional barn for indoor events that has additional elevated lodging, and separate elaborate equine stables for your overnight four-legged guests.

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## Conceptual Tiny Homes Layout with Docks



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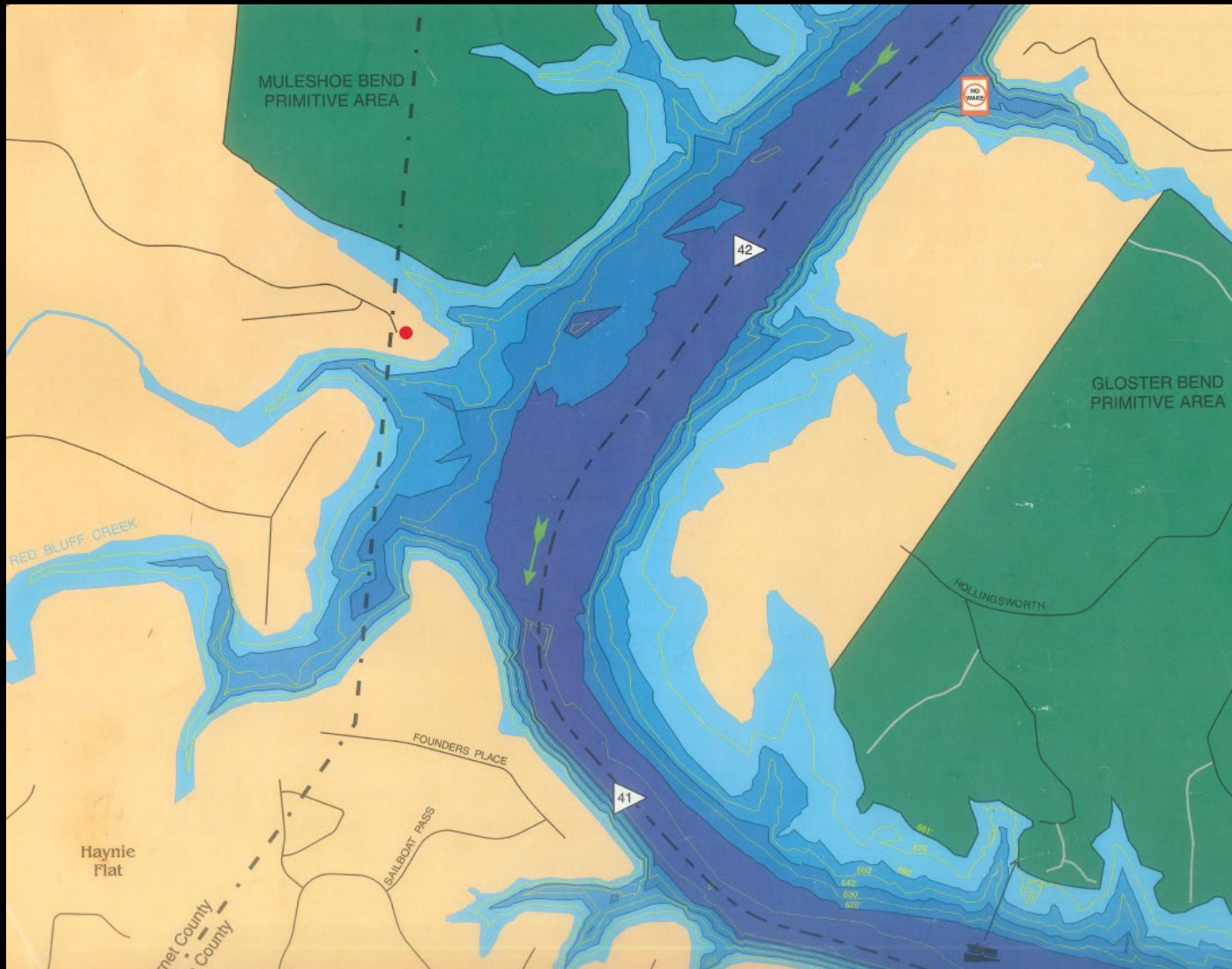
## *Accommodations and Adventures!*

*Welcome to this extremely rare 5.79 acre waterfront peninsula facing east on Lake Travis. The property offers endless possibilities ranging from condominium development, tiny homes or overnight rental cabins, RV pad sites, ranchette or recreation property, an expansive homestead estate among other lakefront recreational opportunities. Located at the end of a private, gated community comprised of approximately 128 acres, 25 residents, and a voluntary POA that manages the private road and the community waterfront park with boat ramp.*

*This beautiful property boasts 5 contiguous lots on 900 linear ft of main basin waterfront, with access for multiple docs. Its crown jewel is the massive, picturesque hilltop views from 750ft elevation atop gently sloping acreage, enriched with century-old live oak trees, and fields of beautiful spring wildflowers. This expansive, one-of-a-kind, waterfront property wraps around the private community's 4 acre waterfront park and boat ramp. It also shares its inlet with T Bar M Camp Travis.*

*This peninsula paradise offers a sense of privacy and seclusion, though you are only minutes from Marble Falls, Bee Caves, Spicewood Airport and a short drive into Austin.*

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LCRA LAKE MAP with Lake Elevations

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