

\$1,325,000 - 108 Quail Point, Spicewood

MLS® #9691636

\$1,325,000

3 Bedroom, 4.00 Bathroom, 2,813 sqft
Residential on 0.46 Acres

Barton Creek Lakeside, Spicewood, TX

This stunning modern farmhouse showcases a seamless blend of contemporary design and rustic charm. The exterior features a striking A-frame gabled roofline with steeply pitched planes, clad in dark shingles, complemented by a stone veneer base that anchors the structure to its natural surroundings.

Expansive floor-to-ceiling glazing, including a dramatic triangular clerestory window, floods the interior with natural light while offering panoramic views of the adjacent landscape. The symmetrical facade is punctuated by deep-set windows and a prominent central entry, framed by a covered portico and accented with a minimalist fire pit.

The symmetrical facade is punctuated by deep-set windows and a prominent central entry, framed by a covered portico and accented with a minimalist fire pit. Inside, the open-plan layout boasts a vaulted ceiling with exposed timber beams, creating a grand sense of volume and warmth. The great room integrates a sophisticated dining area with a custom chandelier and a sleek kitchen featuring a large central island with a marble countertop, flanked by dark cabinetry and integrated appliances. Floor-to-ceiling windows enhance the connection to the outdoors, while polished hardwood flooring and a stone accent wall add texture and depth. The space is elevated by natural minimalist finishes, including raw wood accents, smooth plaster walls, and unadorned stone elements, fostering a serene and uncluttered aesthetic that harmonizes with the home's natural setting.

Located in a serene setting with community



water access, this property offers a unique retreat for recreation lovers. Featuring a community boat ramp and a marina with leased slips, this blank slate lot is perfect for building your dream home and enjoying aquatic adventures like boating or fishing. The property provides high-speed fiber optic service, a 24/7 staffed guard gate, and access to seven man-made lakes and community parks. Membership with the Omni Barton Creek Country Club at Lakeside or Omni Barton Creek Country

Built in 2026

Essential Information

MLS® #	9691636
Price	\$1,325,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,813
Acres	0.46
Year Built	2026
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	108 Quail Point
Area	LW
Subdivision	Barton Creek Lakeside
City	Spicewood
County	Burnet
State	TX
Zip Code	78669

Amenities

Utilities	Electricity Available, Underground Utilities
-----------	--

Features	Clubhouse, Golf, Gated, Pool
Parking	Garage
Garage Spaces	2
View	Hills, Neighborhood
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Built-In Gas Oven
Heating	Central
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Stories	One

Exterior

Exterior Features	See Remarks
Lot Description	Cul-De-Sac, Few Trees
Roof	See Remarks
Construction	Frame, HardiPlank Type, Masonry
Foundation	Slab

School Information

District	Marble Falls ISD
Elementary	Spicewood (Marble Falls ISD)
Middle	Marble Falls
High	Marble Falls

Additional Information

Date Listed	August 21st, 2025
Days on Market	75

Listing Details

Listing Office	Compass RE Texas, LLC
----------------	-----------------------

Property Listed by: Compass RE Texas, LLC Listings courtesy of Unlock MLS as distributed by MLS GRID Based on information submitted to the MLS GRID as of November 5th, 2025 at 12:34pm. All data is obtained from various sources and may not have been verified by broker or MLS GRID. Supplied Open House Information is subject to change without notice. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. The Digital Millennium Copyright Act of 1998, 17 U.S.C. Â§ 512 (the "DMCA") provides recourse for copyright owners who believe that material appearing on the Internet infringes their rights under 6 MLS GRID IDX Rules Updated September 16, 2024 U.S. copyright law. If you believe in good faith

that any content or material made available in connection with our website or services infringes your copyright, you (or your agent) may send us a notice requesting that the content or material be removed, or access to it blocked. Notices must be sent in writing by email to: [INSERT BROKER NAME]The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 5th, 2025 at 12:34pm CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.