

\$1,650,000 - 5252 McCormick Mountain Drive, Austin

MLS® #2470537

\$1,650,000

3 Bedroom, 4.00 Bathroom, 4,082 sqft

Residential on 4.97 Acres

Bebys Ranch 03, Austin, TX

Perched above the shimmering waters of Lake Travis, 5252 McCormick Mountain Drive presents a rare opportunity to own a piece of true waterfront living in the scenic hills of Austin. The home's most captivating feature greets you the moment you step inside—a breathtaking, unobstructed lake view framed by expansive windows, drawing the eye straight to the water's edge. With generous waterfrontage and a panoramic vantage point, this property offers a setting few can rival. Sited on the main basin, this waterfront remained with water lapping its shoreline throughout the recent drought cycle. While the existing home offers a comfortable 3 bedrooms, 2 full bathroom floorplan along with 3 distinct living spaces, the primary value lies in the land, view, and potential for an exquisite build. Whether reimagining the existing residence or designing a custom-built dream estate, the setting provides a foundation for truly exceptional lakeside living. The home's existing rear patio provides ample room to entertain, relax, or simply soak in the serenity of the lake. Located on McCormick Mountain Drive, this property combines the natural beauty of Lake Travis with proximity to Austin's amenities, offering an ideal canvas for your waterfront vision. Whether you're seeking a peaceful retreat or a bold architectural statement, 5252 McCormick Mountain Drive delivers a once-in-a-generation setting ready to be transformed. Security cameras are in use on the premises. Please



note that the terrain is uneven and varies throughout the property. Enter at your own risk, and use caution when walking both indoors and outdoors.

Built in 1993

Essential Information

MLS® #	2470537
Price	\$1,650,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	4,082
Acres	4.97
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	5252 McCormick Mountain Drive
Area	LS
Subdivision	Bebys Ranch 03
City	Austin
County	Travis
State	TX
Zip Code	78734

Amenities

Utilities	Electricity Connected, Water Connected, Natural Gas Connected
Features	Lake
Parking	Attached, Garage, Detached, Door-Multi
Garage Spaces	3
View	Hills, Lake
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront

Interior

Interior	Carpet, Wood, Terrazzo
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Double Oven
Heating	Central, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard, Dock, See Remarks
Lot Description	Sprinklers Automatic, Sprinklers In Ground
Roof	Composition
Construction	Frame, Stone
Foundation	Slab

School Information

District	Lake Travis ISD
Elementary	Lake Travis
Middle	Lake Travis
High	Lake Travis

Additional Information

Date Listed	July 23rd, 2025
Days on Market	121

Listing Details

Listing Office	Moreland Properties
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