

# \$1,899,000 - 308 S Shorewood Drive, Granite Shoals

MLS® #1118238

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## \$1,899,000

3 Bedroom, 3.00 Bathroom, 2,271 sqft  
Residential on 0.21 Acres

Tanglewood, Granite Shoals, TX

Exciting new listing on BIG open water of Lake LBJ! Welcome to 308 S. Shorewood in Granite Shoals Texas! This 3 bedroom, 3 bath Lake LBJ getaway is everything you can dream up and MORE! Wide open living space with kitchen and dining connected all looking out to some incredible views of the water. 3 spacious bedrooms plus multiple living spaces allows for plenty of room to pack in family and friends! Lots of updates here including the most recent addition of a full suite with private bath up over the garage. There is a flat, level yard down to the beautiful, granite-bottom waterfront with nice boat dock, ready for your toys.

Waterfrontage like this is EXTREMELY hard to come by and if you ask me, I am not sure you can get much better than this! Granite Shoals does allow short-term rentals for those looking for some cash flow. It's time you stake your claim to some Lake LBJ Real Estate and this would sure be a great one to do that on.

Qualified buyers reach out for your private tour of this special opportunity at the Lake!



Built in 1969

## Essential Information

ListingFeed	abor_vow
MLS® #	1118238
List Price	\$1,899,000
Sale Price	\$1,835,000
Sale Date	December 13th, 2022

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,271
Acres	0.21
Year Built	1969
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	308 S Shorewood Drive
Subdivision	Tanglewood
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

### **Amenities**

Utilities	Electricity Connected, Water Connected
Features	See Remarks
Parking	Detached, Garage
# of Garages	2
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

### **Interior**

Interior	Tile
Appliances	Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Boat Lift, Balcony, Dock, Exterior Steps, Lighting
Lot Description	Level, See Remarks
Windows	Blinds
Roof	Composition
Construction	See Remarks
Foundation	Slab

### **School Information**

District	Marble Falls ISD
Elementary	Marble Falls
Middle	Marble Falls
High	Marble Falls