

# **\$1,199,900 - 3615 Peninsular Drive, Marble Falls**

MLS® #1436784

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## **\$1,199,900**

4 Bedroom, 5.00 Bathroom, 4,192 sqft

Residential on 0.64 Acres

Singleton Bend, Marble Falls, TX

Lake living on Lake Travis! Enjoy the outdoors with this versatile property that has so much to offer! The main residence offers Eastern Lake views throughout the home at multiple levels. The primary level of the home features an open design concept that conjoins the living and kitchen areas. The living space is an elongated area that stretches along the length of the home featuring wall cut outs and offering a generous amount of space for gathering. The gourmet kitchen is brightened by the marble tile work and countertops that flow throughout as well as the natural light that flows through the windows and is complete with gas cooking and a center island that offers additional seating and storage. You will also find the Owner's Suite situated on the main level of the home which offers stellar lake views as it grants private outdoor access to the covered back porch and is complete with an attached en suite featuring a soakers tub, tiled walk-in shower and his and her vanity. The lower level of the home is rich in character as it features three unique cut out spaces as well another living area and kitchen accompanied by two bedrooms that offer outdoor access. You can find additional space for family and friends at the guest house which is complete with a full-service kitchen. Down at the waters edge you will find two covered slips to house your watercrafts as well as store your lake accessories in the attached storage space allowing for seamless and easy fun on the lake.



Built in 2001

## Essential Information

ListingFeed	abor_vow
MLS® #	1436784
List Price	\$1,199,900
Sale Price	\$1,199,900
Sale Date	April 20th, 2022
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,192
Acres	0.64
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	3615 Peninsular Drive
Subdivision	Singleton Bend
City	Marble Falls
County	Travis
State	TX
Zip Code	78654

## Amenities

Utilities	Cable Available, Electricity Available, Electricity Connected, High Speed Internet Available, Propane, Phone Available, Sewer Connected, Water Available, Water Connected
Features	None
Parking	Attached, Boat, Concrete, Covered, Door-Multi, Garage Faces Front, Garage, Gravel, Open, Off Street, RV Access/Parking
# of Garages	2
View	Hills, Lake, River, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, River Front, Waterfront

## Interior

Interior	Carpet, Tile, Wood
Appliances	Cooktop, Dishwasher, Electric Oven, Electric Range, Electric Water Heater, Gas Oven, Gas Range, Microwave, Oven, Range, Range Hood, Water Softener Owned, Stainless Steel Appliance(s)
Heating	Central, Electric, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Multi Units, Zoned
# of Stories	2
Stories	Two

## **Exterior**

Exterior Features	Balcony, Boat Slip, Dock, Gas Grill
Lot Description	Sloped Down, Moderate Trees, Views, Steep Slope
Windows	Double Pane Windows
Roof	Composition, Metal
Construction	Stucco, Vinyl Siding
Foundation	Slab

## **School Information**

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