

\$1,999,000 - 262 Green Acres, Granite Shoals

MLS® #1772205

\$1,999,000

3 Bedroom, 4.00 Bathroom, 3,696 sqft
Residential on 1.51 Acres

N/A, Granite Shoals, TX

Escape to your own slice of paradise on Lake LBJ! This 1.51-acre waterfront wonderland offers 60 feet of improved lakefront fun. Take off from the covered boat lift for a leisurely cruise or launch a kayak or paddle board for an aquatic adventure. The bar shed, with its kitchenette and bar seating, is your go-to spot for sunset sips and laughs. Cozy up around the fire pit patio in the evenings for uninterrupted lake views! Inside, the home is stylishly renovated with a wood-burning fireplace for cozy nights in. Big picture windows and sliding glass doors offer stunning lake views and lead to the covered back patio where the hot tub awaits your relaxation. The chef's kitchen is a culinary delight with granite countertops, custom cabinets featuring soft-close drawers, and top-notch KitchenAid appliances. The owner's suite is your personal haven, featuring private outdoor access and spa like en suite. Short-term rental friendly, this home sleeps 14 guests comfortably - which means you can invite the whole family to enjoy endless hours on Lake LBJ!



Built in 1975

Essential Information

ListingFeed	sabor_vow_sold
MLS® #	1772205
List Price	\$1,999,000
Sale Price	\$1,995,000

Sale Date	July 19th, 2024
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,696
Acres	1.51
Year Built	1975
Type	Residential
Sub-Type	Single Family Detached
Style	One Story, Traditional
Status	Sold

Community Information

Address	262 Green Acres
Subdivision	N/A
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

Amenities

Amenities	None
Parking	One Car Garage, Attached
Is Waterfront	Yes
Pool	None

Interior

Interior	Liv/Din Combo, Utility Room Inside, One Living Area, Two Eating Areas, Laundry in Kitchen, Laundry Main Level, Laundry Room, Open Floor Plan, Separate Dining Room, Telephone, Walk in Closets, Walk-In Pantry
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Electric Water Heater, Solid Counter Tops, Custom Cabinets, Microwave Oven, Smooth Cooktop, 2+ Water Heater Units, Vent Fan
Heating	Central, 2 Units, Zoned
Cooling	Two Central, Zoned
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Dining Room, Glass/Enclosed Screen, Living Room, One, Stone/Rock/Brick, Wood Burning
# of Stories	1
Stories	1

Exterior

Exterior	Brick, Cement Fiber, 4 Sides Masonry, Rock/Stone Veneer
Exterior Features	Covered Patio, Sprinkler System, Boat House, Deck/Balcony, Dock, Patio Slab, Special Yard Lighting, Storage Building/Shed, Mature Trees, Water Front Improved
Lot Description	1 - 2 Acres, Improved Water Front, Lakefront, Mature Trees (ext feat), Other Water Access - See Remarks, Sloping, Water View, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	Marble Falls ISD
Elementary	Marble Falls Elem
Middle	Marble Falls Mid
High	Marble Falls High