

# \$1,124,990 - 900 La Ventana Drive, Marble Falls

MLS® #1815466

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## \$1,124,990

5 Bedroom, 5.00 Bathroom, 3,574 sqft  
Residential on 0.75 Acres

La Ventana, Marble Falls, TX

Seller is offering 4% contribution in Closing Cost with their affiliated lender, Inspire Home Loans. This luxury home located in LaVentana has breathtaking Texas Hill Country & Lake Marble Falls views. Minutes away from the private Homeowners Park that offers boat ramp and launch, day dock, fishing pier and area for picnic. This spectacular home has Tuscan "Old World" style tile roof. The NEW CONSTRUCTION has a blend of elegance, comfort, and functionality, with attention to detail in every aspect of the home's design and construction. The living area has built ins, with gas fireplace and open concept to Large kitchen island backed by custom cabinets, gas range, wall oven and microwave, pantry and wine bar. Dining area cut out that will hold Large Table that takes in the amazing views. A main floor luxurious master suite with a large bedroom, walk-in closet, and a spa-like bathroom with a soaking tub, walk-in shower, and double vanities and views of Lake Marble Falls. A second en-suite with large walk in closet. A bonus flex room that can be used as an office/craft room or what ever you need. A half bath, laundry room and mud area that leads out to the large Garage. Upstairs is 2nd living room, 3 bedrooms, 2 bathrooms with a flex rooms that can be used as Media Room/workout room/game room. The outdoor balcony off the main floor living room has a outdoor grilling area, stone fireplace and million dollar views. This property sits on 0.75 acres



Built in 2022

## Essential Information

ListingFeed	abor_vow
MLS® #	1815466
List Price	\$1,124,990
Sale Price	\$1,075,000
Sale Date	June 13th, 2023
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,574
Acres	0.75
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	900 La Ventana Drive
Subdivision	La Ventana
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

## Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Fishing, Lake, Park, Street Lights
Parking	Attached, Concrete, Garage, Garage Faces Side, Inside Entrance
# of Garages	3
Garages	Garage Door Opener
View	Hills, Lake, Panoramic
Waterfront	None

## Interior

Interior	Carpet, Concrete, Tile
Appliances	Built-In Oven, Cooktop, Dishwasher, Electric Water Heater, Disposal,

	Microwave, Oven, Stainless Steel Appliance(s), Wine Cooler, Wine Refrigerator
Heating	Central, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Living Room, Gas, Gas Starter, Outside, Stone
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Lighting, Rain Gutters, Barbecue, Outdoor Grill
Lot Description	Back Yard, Cleared, Front Yard, Backs to Greenbelt/Park, Landscaped, Views, Moderate Trees
Windows	Double Pane Windows, ENERGY STAR Qualified Windows, Screens, Vinyl
Roof	Tile
Construction	See Remarks, Block, Concrete
Foundation	Slab

### **School Information**

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