

\$3,290,000 - 200 Cockleburr Lane, Burnet

MLS® #2263241

\$3,290,000

10 Bedroom, 8.00 Bathroom, 5,633 sqft
Residential on 2.71 Acres

Buena Vista, Burnet, TX

AMAZING, once in a lifetime property on INKS Lake! Truly a jewel of the State of Texas, Inks Lake ownership is highly sought after, generational and rarely offered for sale. "Cockleburr Cove" is 2.71 acre with three (3) houses and cabins, 304' of prime open water frontage, mature native oaks, granite outcroppings and lush lawn to the water's edge. It is an operational luxury short term rental property with waiting lists and repeating annual guests; could be a private corporate or family retreat or luscious site for your exclusive Inks custom home. The "Lakehouse" is constructed of reclaimed vintage, natural materials and offers HUGE water views throughout. As charming as this house is, you may never wish to come inside from the expansive screened in back porch with complete immersion in the beauty of Inks. The "Treehouse" offers a funky, split level experience with an entertaining deck nestled in the oaks to enjoy the big lake view. Overflow your group into the adjacent bungalow for additional bunking and lake enjoyment. The "Caretaker's House" is an off water, charming 3/2 stucco with gorgeous hill country and lake views. There is a massive boat garage for housing all your water toys, two lighted piers with electric lifts, boat house and floating sun bathing island. The water contour has a handcrafted bulkhead of indigenous stone and a gently sloped swimming beach. Lakehouse & Treehouse come furnished and supplied for continuation of short term rental business, if



desired. Lake life for you starts today! Don't miss this opportunity to own this treasured property.

Built in 1956

Essential Information

ListingFeed	abor_vow
MLS® #	2263241
List Price	\$3,290,000
Sale Price	\$3,250,000
Sale Date	December 30th, 2021
Bedrooms	10
Bathrooms	8.00
Full Baths	8
Square Footage	5,633
Acres	2.71
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	200 Cockleburr Lane
Subdivision	Buena Vista
City	Burnet
County	Burnet
State	TX
Zip Code	78611

Amenities

Utilities	Above Ground Utilities, Other, Water Available
Features	None
Parking	Additional Parking, Detached Carport, Detached, RV Carport, Storage
# of Garages	2
View	Hills, Lake
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

Interior

Interior	Carpet, Tile, Wood
Appliances	Dryer, Electric Range, Electric Water Heater, Microwave, Washer
Heating	Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Boat Slip, Dock
Lot Description	Native Plants, Rock Outcropping, Sprinklers Automatic, Trees Large Size, Views, Xeriscape
Windows	Vinyl, Window Treatments
Roof	Metal
Construction	Cedar, Frame, Stucco
Foundation	Pillar/Post/Pier, Slab

School Information

District	Burnet ISD
Elementary	RJ Richey
Middle	Burnet (Burnet ISD)
High	Burnet