

# \$1,275,000 - 520 County Road 119a, Burnet

MLS® #2985276

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## \$1,275,000

3 Bedroom, 2.00 Bathroom, 2,240 sqft  
Residential on 0.71 Acres

Enchanted Valley, Burnet, TX

Lake LBJ Waterfront on the Colorado Arm. Nestled under mature oak/pecan trees this charming A Frame 3/2 cabin on 77' of open waterfront offers stunning undeveloped ranch land & waterfront views from floor to ceiling windows that flood the living/dining area with natural light. Sunny, light and bright great room w/ big rock fireplace & high ceilings w/ exposed beams. 2 bedrooms & full bath downstairs and main bedroom w/ full bath and loft/office upstairs. Detached 2 car carport features big bonus room perfect for gameroom or guest quarters. The owners just had a beautiful big steel/concrete boatdock w/ lift built offering upper sundeck and fishing area. Beautiful tree covered lot and 2 lots across the street with room for workshop/garage or overflow parking. High and dry out of the flood plain this home has never flooded. You will absolutely love this charming lakefront home perfect for weekend retreat, short term rental or a peaceful full time residence.



Built in 1996

## Essential Information

ListingFeed	abor_vow
MLS® #	2985276
List Price	\$1,275,000
Sale Price	\$1,165,000
Sale Date	June 7th, 2024
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	2,240
Acres	0.71
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	520 County Road 119a
Subdivision	Enchanted Valley
City	Burnet
County	Burnet
State	TX
Zip Code	78611

### **Amenities**

Utilities	Cable Available, Electricity Connected, None, Sewer Connected, Water Connected
Features	Lake, See Remarks
Parking	Carport
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

### **Interior**

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Water Heater, Microwave, Range
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Boat Ramp
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Lot Description	Sloped Down, Sprinklers In Ground
Windows	Insulated Windows
Roof	Metal
Construction	Frame
Foundation	Slab

### **School Information**

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