

\$1,450,000 - 701 N Shorewood Drive, Granite Shoals

MLS® #3032845

\$1,450,000

2 Bedroom, 2.00 Bathroom, 1,790 sqft
Residential on 0.00 Acres

Greencastle, Granite Shoals, TX

If you are looking for the perfect home on Lake LBJ to create lifetime memories with your family and friends this is the place for you. This gorgeous waterfront home has been recently remodeled and features keyless entry, a security system, nest thermostat and smart outdoor lighting. This home will be sold fully furnished and ready to enjoy. Located on an open cove with 121 ft of waterfront. You have the option to relax on two covered patios and take in the beautiful sunset while watching deer graze and ducks swim. With short term rentals allowed in Granite Shoals this historically profitable VRBO opportunity would be a great investment for any buyer! The upper level is your main living area with an open floor plan with access to the upper covered patio, large master bedroom with two closets and a full bathroom with double vanities. The kitchen is an entertainers dream and boasts a large island with plenty of storage, stainless steel appliances and a large walk-in pantry. The lower level has a large bedroom with a walk-in closet, full bathroom and an open area flex space that could be used as a 2nd living room, game room or an extra sleeping space. Outside you have plenty of shade with mature trees that will keep you cool from the Texas heat. Relax in the tree swing while barbecuing in the recently added outdoor grill for and picnic space. The beautiful paved brick driveway leading to the covered two-car carport and two outdoor storage spaces are some of the extras that



you will love about this home. With an electric boat lift and 3 jet ski ramps, there is lots of room to park all your fun water toys! Sit around the fire pit with family and friends and jump in the lake and float your worries away. Even your fur-babies will feel at home here roaming around the large fenced in yard. This lake house will not last long so bring your best offers before it is gone. BTWâ€”this beautiful home did not flood or have any damage in the 2018 flood!

Built in 1972

Essential Information

ListingFeed	abor_vow
MLS® #	3032845
List Price	\$1,450,000
Sale Price	\$1,450,000
Sale Date	December 8th, 2021
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,790
Acres	0.00
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	701 N Shorewood Drive
Subdivision	Greencastle
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Electricity Available
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Features	Lake
Parking	Attached Carport, Carport, Driveway, Gated
View	Hills, Lake, Neighborhood, Water
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

Interior

Appliances	Cooktop, Dryer, Dishwasher, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Boat Slip, Dock, Outdoor Grill, Private Yard
Lot Description	Sprinklers In Ground
Windows	None
Roof	None
Foundation	None

School Information

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