

# \$1,199,900 - 3609 Peninsular Drive, Marble Falls

MLS® #3412105

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## \$1,199,900

4 Bedroom, 4.00 Bathroom, 3,468 sqft  
Residential on 1.45 Acres

Singleton Bend, Marble Falls, TX

What a magical place this is! The architecture of this home is such a harmonious blend of home and site! As you look up the cove from this home's upper deck vantage point, it may just take your breath away. Perched high on the bluff, looking down at the lake and up the cove, you'll think this truly is the perfect hideaway. You'll notice immediately that your privacy is assured with a fence of lush greenery around you. Inside the truss roof construction, coupled with the fact that the entire back of the house is covered in huge floor-to-ceiling windows, is nothing short of spectacular. Start making plans now for the parties you'll have and the memories you'll create here.

This Tri-level masterpiece needs no sales pitch; this house sells itself.



Built in 2000

## Essential Information

ListingFeed	abor_vow
MLS® #	3412105
List Price	\$1,199,900
Sale Price	\$1,189,900
Sale Date	July 6th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	3,468
Acres	1.45
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	3609 Peninsular Drive
Subdivision	Singleton Bend
City	Marble Falls
County	Travis
State	TX
Zip Code	78654

### Amenities

Utilities	Above Ground Utilities, Electricity Available, Other, Sewer Connected, Underground Utilities
Features	Lake, Park
Parking	Boat, Direct Access, Off Street, Outside, Parking Pad, RV Access/Parking
View	Hills, Lake, River, Trees/Woods
Is Waterfront	Yes
Waterfront	Lake Front

### Interior

Interior	Carpet, Concrete, Tile, Wood
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Microwave, Water Softener Owned, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Masonry, Raised Hearth, Wood Burning
Stories	Multi/Split

### Exterior

Exterior Features	Balcony, Boat Lock, Dock, Exterior Steps, Rain Gutters, RV Hookup
Lot Description	Back Yard, Front Yard, Moderate Trees, Private, Many Trees, Views,

	Xeriscape
Windows	Window Treatments
Roof	Composition
Construction	Frame, Stone
Foundation	Slab

### **School Information**

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