

\$2,495,000 - 22 Beaver Island Road, Granite Shoals

MLS® #3722262

\$2,495,000

4 Bedroom, 4.00 Bathroom, 2,621 sqft
Residential on 0.25 Acres

Beaver Island, Granite Shoals, TX

22 Beaver Island is a fantastic lake house, built with lake life in mind. Absolutely stunning open waterfront at the widest part of Lake LBJ, with a north facing orientation. Lake LBJ is a favorite destination for Texans with its endless recreational activities, you and your family will delight in the full range of lake activities this wonderful lake has to offer, boating, fishing, paddle boarding, kayaking, and swimming.

The ultimate lakeside retreat for everyday living or weekend getaways, this stylish home features 3 Bedrooms 3.5 Baths, a large game room // bunk room, open concept living space with phenomenal lake views, gourmet kitchen and great outdoor entertaining areas.

Featuring a large 3 car garage, 2 stall boat house to accommodate the largest watercraft and amenities such as a whole house backup generator system. Beaver Island is a highly sought, after location on Lake LBJ, the small Island of 41 homes forms a warm friendly community jetting out into the blue waters of Lake LBJ. When you travel across the causeway, youâ€™ll feel like you're home. Come have a look! Located just 45 minutes Northwest of Austin and 90 minutes North of San Antonio in the Highland Lakes area of the Texas Hill Country.



Built in 2008

Essential Information

ListingFeed

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MLS® #	3722262
List Price	\$2,495,000
Sale Price	\$2,350,000
Sale Date	February 11th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,621
Acres	0.25
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	22 Beaver Island Road
Subdivision	Beaver Island
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Electricity Connected, Natural Gas Not Available, Phone Available
Features	Community Mailbox, See Remarks
Parking	Attached, Garage, Kitchen Level
# of Garages	3
Garages	Garage Door Opener
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Carpet, Tile, Wood
Appliances	Bar Fridge, Dryer, Dishwasher, Electric Water Heater, Microwave, Propane Cooktop, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air, Electric

Stories One and One Half

Exterior

Exterior Features Boat Lift, Boat Slip, Dock, Private Entrance

Lot Description Irregular Lot, Landscaped, Level, Sprinklers Automatic, Trees Large Size

Windows Blinds, Insulated Windows

Roof Composition

Construction Frame, Stone Veneer

Foundation Slab

School Information

District Marble Falls ISD

Elementary Highland Lake

Middle Marble Falls

High Marble Falls