

\$1,650,000 - 300 County Road 344, Marble Falls

MLS® #3897091

\$1,650,000

10 Bedroom, 6.00 Bathroom, 5,800 sqft
Farms and Ranches on 36.00 Acres

N/A, Marble Falls, TX

This 36+/- acre Ranch is offered in one complete tract or can be divided into two separate tracts with individual homes. Property contains of mixture of both native and improved grasses. The pasture contains scattered trees throughout, as well as a gentle hillside granting a beautiful view overlooking the neighboring vistas surrounding the "Narrows of Lake Travis". This property currently is under an agricultural evaluation keeping the property taxes low.

Both homesteads possess their own separate gated entrances and driveways set far back from county road 344. Frontage is +/- 1240ft allowing for several future uses such as subdividing, or an RV Park. All fencing and cross fencing on the property currently hold cattle. Along with agricultural uses the property also holds an abundance of wildlife such as whitetail deer, dove, foxes, etc. Both properties are fed by a shared water well and have multiple taps conveniently located throughout.

Home #1

This 2,806 sq ft one story white brick ranch style home was originally built in 1974 and boasts 5 bedrooms and 2 full baths. This home is equipped with a fresh paint, updated lighting, and a brand new roof. Nearly every room in the home is equipped with large built-ins for storage and contain many windows that allow for tons of natural light and views of



the countryside.

Outside the back door a 10x80 ft covered back porch overlooks the numerous 100+ year old live oaks. In addition, homesite one retains a 25x50ft barn situated on a concrete pad with water and electric.

Home #2

This 2,874 sq ft modern farmhouse style home was completely renovated in 2022. Complete with 5 bedrooms and 4 baths. This home is independently fenced from the rest of the pasture and contains a metal shed built to accentuate the home; would be great for storage, pets, livestock, etc. Surrounding this homesite are an abundance of mature OAKS!!

Your personal piece of Hill Country heaven awaits with this one of a kind gem!

Built in 1974

Essential Information

| | |
|----------------|-------------------|
| ListingFeed | abor_vow |
| MLS® # | 3897091 |
| List Price | \$1,650,000 |
| Sale Price | \$1,450,000 |
| Sale Date | April 17th, 2023 |
| Bedrooms | 10 |
| Bathrooms | 6.00 |
| Full Baths | 6 |
| Square Footage | 5,800 |
| Acres | 36.00 |
| Year Built | 1974 |
| Type | Farms and Ranches |
| Sub-Type | Other |
| Status | Closed |

Community Information

Address 300 County Road 344

| | |
|-------------|--------------|
| Subdivision | N/A |
| City | Marble Falls |
| County | Burnet |
| State | TX |
| Zip Code | 78654 |

Amenities

| | |
|--------------|--|
| Utilities | Electricity Available, Electricity Connected, Other, Sewer Connected, Water Connected, Propane, Sewer Available, Water Available |
| Features | Lake |
| Parking | Concrete, Driveway, Oversized, Attached Carport, Gravel |
| # of Garages | 2 |
| View | Hills, Pasture, Trees/Woods, Rural |
| Waterfront | None |

Interior

| | |
|-----------------|---|
| Interior | Tile, Wood |
| Appliances | Built-In Gas Oven, Dishwasher, Disposal, Gas Water Heater, Built-In Electric Oven, Electric Cooktop, Electric Water Heater, Gas Cooktop, Water Softener |
| Heating | Central, Electric, Propane |
| Cooling | Central Air, Ceiling Fan(s), Electric |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning, Family Room, Masonry |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Rain Gutters, Private Entrance |
| Lot Description | Back Yard, Native Plants, Private, Many Trees, Trees Large Size, Views, Agricultural, Cleared, Farm, Gentle Sloping |
| Windows | Blinds |
| Roof | Composition, Aluminum |
| Construction | Brick, Metal Siding |
| Foundation | Slab |

School Information

| | |
|----------|------------------|
| District | Marble Falls ISD |
|----------|------------------|

Elementary

Marble Falls

Middle

Marble Falls

High

Marble Falls