

# **\$3,450,000 - 314 County Road 119a, Burnet**

MLS® #4068939

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## **\$3,450,000**

5 Bedroom, 6.00 Bathroom, 5,492 sqft  
Residential on 0.73 Acres

Enchanted Valley, Burnet, TX

Welcome to your very own waterfront oasis, you won't find anything like this on Lake LBJ! There is over 5,400 sqft of indoor living space and 1,500+ square feet of outdoor living space across multiple patios/seating areas, complete with super comfy outdoor furniture. A Sonos speaker system is wired throughout the whole property ensuring whether guests are inside or on the dock they are sure to be entertained. There's also a built-in limestone fire pit overlooking the beautiful Colorado Arm of Lake LBJ. An outdoor kitchen fully outfitted with a Fire Magic gas grill and side burner/Power Burner that can handle any shrimp/crawfish boil also a sink, under-counter refrigerator and plenty of counter space for all those BBQ meat trays! Your indoor kitchen is fully outfitted with Cafe brand appliances and a separate wet bar area. You'll also find 5 spacious bedrooms (including 3 master suites) Each bedroom has its own en suite bathroom. What makes this property unique is the unobstructed panoramic views of the Upper Colorado River, situated across from a completely undeveloped ranch where black angus cattle roam everyday. Enjoy breathtaking sunsets behind the backdrop of Long Mountain. This home is already being rented on VRBO with several 5 star reviews! Whether you're looking for your personal lake house or an investment short term rental do not miss the chance at this one of a kind property! You also have a shop across the street for all your toys & additional parking.



Built in 2020

## Essential Information

ListingFeed	abor_vow
MLS® #	4068939
List Price	\$3,450,000
Sale Price	\$3,250,000
Sale Date	September 29th, 2023
Bedrooms	5
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	5,492
Acres	0.73
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	314 County Road 119a
Subdivision	Enchanted Valley
City	Burnet
County	Burnet
State	TX
Zip Code	78611

## Amenities

Utilities	Above Ground Utilities, Propane
Features	Lake
Parking	Driveway, Detached, Paved
# of Garages	3
View	Hills, Lake, Panoramic, Pool
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes

## Interior

Interior	Tile, Wood
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Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Cooktop, Dishwasher, Electric Cooktop, Disposal, Ice Maker, Microwave, Water Softener
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Outside
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Boat Slip, Exterior Steps, Lighting, Private Yard, Fire Pit
Lot Description	Irregular Lot, Landscaped, Sprinklers Automatic, Few Trees, Trees Large Size, Views, Waterfall, Xeriscape
Windows	Insulated Windows
Roof	Metal
Construction	Masonry
Foundation	Pillar/Post/Pier, Slab

### **School Information**

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