

\$1,525,000 - 312 E Pheasant Road, Marble Falls

MLS® #4274864

\$1,525,000

3 Bedroom, 3.00 Bathroom, 2,000 sqft
Residential on 0.64 Acres

Highland Haven, Marble Falls, TX

Lake LBJ Open Water Home in Highland Haven. 125 feet of East Facing Open Waterfront, 3 bedroom 3 bath 2,000 sqft stone home. All rooms have a lake view and the covered back porch is over 500 sq ft. and wired for spa. The boat dock offers an electric boat lift, huge storage for water toys or workshop, and a large open deck. Lots of wildlife including Whitetail Deer, Whistling Ducks, Canada Geese, Blue Heron, and Hummingbirds. Landscaped with lush large hardwood trees, St. Augustin grass, dozens of Perennials, and roses all irrigated by a lake pump. Lake LBJ is a lake-lovers dream; 23 miles in length, perfect for all water sports: skiing, surfing, tubing, sailing, fishing,... New roof and gutters 2023, new AC compressor 2022, and new water heater 2018. House has a whole-house exhaust fan and the property offers ample guest tree-covered parking. No buildings across the cove and the Neighborhood Boat ramp is just two blocks away. House did not flood in the 2018 flood of record. House is pre-inspected and ready to enjoy!



Built in 1993

Essential Information

ListingFeed	abor_vow
MLS® #	4274864
List Price	\$1,525,000

Sale Price	\$1,425,000
Sale Date	October 3rd, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,000
Acres	0.64
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	312 E Pheasant Road
Subdivision	Highland Haven
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected
Features	Lake, Park
Parking	Driveway, Garage Faces Front, Garage, Oversized
# of Garages	2
Garages	Garage Door Opener
View	Hills, Lake, Water
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

Interior

Interior	Carpet, Concrete, Tile
Appliances	Dishwasher, Electric Water Heater, Free-Standing Electric Range, Disposal, Range Hood
Heating	Central, Electric, Fireplace(s), Heat Pump
Cooling	Central Air, Electric, Heat Pump
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Insert, Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Rain Gutters
Lot Description	Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Views
Windows	None
Roof	Composition
Construction	Stone, Wood Siding
Foundation	Slab

School Information

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