

\$1,250,000 - 13762 Dandelion Trail, Belton

MLS® #4308815

\$1,250,000

3 Bedroom, 3.00 Bathroom, 2,700 sqft
Residential on 1.02 Acres

Arrowhead Point, Belton, TX

A serene, tranquil retreat perched above Lake Belton with panoramic views and access to the pristine, deep blue water. Sited on the promontory of Arrowhead Point, the property is exceptional for its sweeping, wide-body views of the lake. Water lovers will be drawn down to the shore on a daily basis to windsurf, kayak, jet ski and fish. The gate at the bottom of the property offers quick access to the shoreline on foot and the boat ramp is just two minutes away by car. You can also stroll almost two miles around the promontory on a quiet walking trail where you can fish from the shore.

Patios on both lower and upper levels encourage you to sit outside in the shade to listen to the birds and wildlife rustle through the leaves against a backdrop of trees and greenery. A separate overlook patio nestled in the trees offers a magical place to sip a glass of wine and watch the boats go by. Lush, undeveloped lots on both sides of the house and across the street ensure your reverie won't be interrupted by neighbors.

The main floor offers an open living/dining/kitchen space that flows out to the covered terrace beyond. A simple stucco fireplace anchors the cool, travertine-floored living area and is flanked by sliding doors opening to the patio. The gourmet kitchen allows the cook to participate the fun and enjoy the view. Two primary suites upstairs open on to an upper terrace for spectacular views and southern breezes. A media room



also offers outdoor access and a convenient wet bar. The interior gives a nod to the peaceful, desert aesthetic of a Marfa retreat with cohesive treatments and materials throughout. Every detail was selected with intention and thoughtfully sourced, including solid-cypress doors, 100-year-old fir custom cabinetry and rare long-leaf pine floors. The charming town of Belton offers all the best things about small-town Texas and quality of life. Located just 60 miles from Austin, Belton is also a few hours from Dallas and Houston.

Built in 1977

Essential Information

ListingFeed	abor_vow
MLS® #	4308815
List Price	\$1,250,000
Sale Price	\$1,100,000
Sale Date	November 16th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,700
Acres	1.02
Year Built	1977
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	13762 Dandelion Trail
Subdivision	Arrowhead Point
City	Belton
County	Bell
State	TX
Zip Code	76513

Amenities

Utilities	See Remarks
Features	Lake, See Remarks, Trails/Paths
Parking	Additional Parking, Attached, Circular Driveway, Garage, See Remarks
# of Garages	2
Garages	Garage Door Opener
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, See Remarks, Waterfront

Interior

Interior	See Remarks, Stone, Tile, Wood
Appliances	See Remarks
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	See Remarks, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Exterior Steps, Private Yard, See Remarks, Uncovered Courtyard
Lot Description	Backs to Greenbelt/Park, Native Plants, Many Trees, See Remarks, Trees Large Size, Trees Medium Size, Views, Xeriscape
Windows	See Remarks
Roof	See Remarks, Tile
Construction	Brick, See Remarks, Stucco
Foundation	Slab, See Remarks

School Information

District	Belton ISD
Elementary	Lakewood
Middle	Lake Belton
High	Lake Belton