

# \$1,500,000 - 25505 S Peninsular Drive, Marble Falls

MLS® #4375202

---

## \$1,500,000

3 Bedroom, 4.00 Bathroom, 3,298 sqft  
Residential on 3.62 Acres

Point at Singleton Bend, Marble Falls, TX

Lake Travis deep water on main Lake easy slope backyard to shoreline 6-miles west of Lago Vista (Not in Marble Falls). 3295 sq ft sprawling home on 3.62-Acre with 170 ft of shoreline. Stone patio below trees with sensational Lake Travis & hill country views. Nice rear cathedral ceiling covered deck. Covered Boat dock with 30 ft long boat slip, hoist, and jet ski drive-on platform. 3-bedroom, 3.5-Baths, 2-living areas, 2-car garage. Kitchen with granite tops and separate wet bar. Lovely live oak trees abound. Large pantry, Walk-in shower & oval bath tub. Double door study nook has two built-in desk stations. Standing seam metal roof and stone archways along front porch colonnade and entry way. Concrete golf cart path from house to the Lake.



Built in 1997

## Essential Information

ListingFeed	abor_vow
MLS® #	4375202
List Price	\$1,500,000
Sale Price	\$1,427,500
Sale Date	January 21st, 2022
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	3,298
Acres	3.62
Year Built	1997
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	25505 S Peninsular Drive
Subdivision	Point at Singleton Bend
City	Marble Falls
County	Travis
State	TX
Zip Code	78654

### **Amenities**

Utilities	Electricity Connected, Natural Gas Not Available, Phone Available, Underground Utilities
Features	Golf, Lake, Park, Pool, Airport/Runway
Parking	Driveway, Inside Entrance, Kitchen Level, Garage Faces Side
# of Garages	2
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

### **Interior**

Interior	Laminate
Appliances	Built-In Electric Oven, Down Draft, Double Oven, Dishwasher, Electric Cooktop, Electric Water Heater, Disposal, Indoor Grill, Microwave, Refrigerator, Wine Cooler
Heating	Central, Electric, Fireplace(s), Heat Pump, Zoned
Cooling	Central Air, Ceiling Fan(s), Electric, Heat Pump, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Family Room, Living Room, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Boat Slip, Dock
Lot Description	Front Yard, Gentle Sloping, Interior Lot, Level, Many Trees, Trees Medium Size, Views
Windows	Double Pane Windows
Roof	Metal
Construction	Stone Veneer
Foundation	Slab

### **School Information**

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