

# **\$2,285,000 - 106 Cardinal Road, Highland Haven**

MLS® #5006462

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## **\$2,285,000**

3 Bedroom, 3.00 Bathroom, 2,272 sqft  
Residential on 0.23 Acres

Ja Noble, Highland Haven, TX

Extremely RARE offering located in the Noble section of Highland Haven on Lake LBJ. 2016 custom-built, gorgeous home, mostly single story sitting on some of the best waterfront property you can find in Texas. Prime, granite-bottom, deep frontage on highly sought LBJ, approximately 1 hour outside of booming Austin, Texas. 3 bedrooms, 2 and 1/2 baths plus bonus room or office, fresh and updated, move-in ready so you don't have to lift a finger. Massive picture windows provide incredible views out to the wide open waterfront from nearly every room in the house. Flat, level yard with easy access down to the waterfront improvements, which include a steel-constructed boat dock sized for most any boat on the lake and a separate covered dock, ideal for wave runners. Sneak around the side of the home and you will find a private boat ramp made of solid concrete which creates easy lake access for all and an ideal spot to launch a kayak, paddle board, or canoe. The Noble section, technically adjacent to Highland Haven, might be one of the best kept secrets on the Lake. This quaint area, sitting out on the point is considered "no mans lands" with no restrictions against short term or nightly rentals. Believe me when I say that this property is special. No headaches, no updating, but rather a gorgeous, newly built home on a precious piece of Lake LBJ Real Estate. Don't miss the indoor and outdoor fireplaces or the oversized garage; so much to offer. 106 Cardinal is special!



Built in 2016

## Essential Information

ListingFeed	abor_vow
MLS® #	5006462
List Price	\$2,285,000
Sale Price	\$2,510,000
Sale Date	April 20th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,272
Acres	0.23
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	106 Cardinal Road
Subdivision	Ja Noble
City	Highland Haven
County	Burnet
State	TX
Zip Code	78654

## Amenities

Utilities	Electricity Available
Features	Lake
Parking	Attached, Driveway
# of Garages	2
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

## Interior

Interior	Wood
Appliances	Cooktop, Dishwasher, Free-Standing Range, Disposal, Microwave,

	Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Outside
Stories	One and One Half

### **Exterior**

Exterior Features	Boat Lift, Dock, Exterior Steps, Private Yard, Rain Gutters, See Remarks
Lot Description	Cleared, Landscaped, Level
Windows	Screens
Roof	Composition
Construction	Stone, Stucco
Foundation	Slab

### **School Information**

District	Marble Falls ISD
Elementary	Highland Lake
Middle	Marble Falls
High	Marble Falls