

# \$1,499,700 - 115 Weeping Willow Road, Marble Falls

MLS® #5080399

## \$1,499,700

3 Bedroom, 3.00 Bathroom, 1,900 sqft  
Residential on 0.23 Acres

Shady Acres, Marble Falls, TX

Prepare to be impressed by the amazing serenity and incredible 'sunrise to sunset' lake views from this remodelers dream home! Over 260' of wraparound waterfront offers panoramic E,S and W vistas of this tranquil part of Lake LBJ. Bring your color palette and flooring choices because this home is prepped for some quick cosmetic enhancements to be ready for summer fun! Ten foot high ceilings through the majority of the home make the efficient floor plan feel even more spacious than it is. The large kitchen and dining area is light and airy with breathtaking lake views. Wraparound covered decks on 3 sides are calling for an over sized hammock to enjoy that afternoon nap you've been needing! Plenty of room too for the water toys with two full sized boat slips with lifts. The possibilities for this one are off the charts so come take a look soon. Current list price is \$600k below 2023 Burnet County appraisal. Owner says bring all offers for consideration!!!



Built in 1993

### Essential Information

|             |                |
|-------------|----------------|
| ListingFeed | abor_vow       |
| MLS® #      | 5080399        |
| List Price  | \$1,499,700    |
| Sale Price  | \$1,388,000    |
| Sale Date   | May 16th, 2024 |
| Bedrooms    | 3              |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 1,900                   |
| Acres          | 0.23                    |
| Year Built     | 1993                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 115 Weeping Willow Road |
| Subdivision | Shady Acres             |
| City        | Marble Falls            |
| County      | Burnet                  |
| State       | TX                      |
| Zip Code    | 78654                   |

### **Amenities**

|               |  |
|---------------|--|
| Utilities     | Cable Available, Electricity Connected, Natural Gas Not Available, High Speed Internet Available, Phone Available, Water Connected |
| Features      | See Remarks  |
| Parking       | Boat, Gated, Open  |
| View          | Hills, Lake, Rural   |
| Is Waterfront | Yes  |
| Waterfront    | Lake Front   |

### **Interior**

|                 |   |
|-----------------|---|
| Interior        | See Remarks                                 |
| Appliances      | Built-In Electric Oven, Cooktop, Dishwasher |
| Heating         | Central                                     |
| Cooling         | Central Air                                 |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Masonry                                     |
| # of Stories    | 1   |
| Stories         | One   |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | Rain Gutters |
|-------------------|--------------|

|                 |   |
|-----------------|---|
| Lot Description | Sprinklers In Ground, Trees Medium Size |
| Windows         | See Remarks                             |
| Roof            | Metal                                   |
| Construction    | Frame                                   |
| Foundation      | Slab                                    |

### **School Information**

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