

\$1,500,000 - 308 Oleander Drive, Marble Falls

MLS® #5082501

\$1,500,000

4 Bedroom, 5.00 Bathroom, 4,710 sqft
Residential on 1.69 Acres

Shady Acres, Marble Falls, TX

Welcome to 308 Oleander Drive in Shady Acres, one of Lake LBJ's most coveted communities! This gorgeous home AND barndominium sit on nearly two manicured acres of land, canopied with majestic oaks! Every inch of this property was crafted with extreme attention to detail. The main house boasts a great split floor plan with high end finishes from top to bottom. Upon entry, the foyer opens up into the main living area and features custom built-ins, exposed beams and a wood burning stone fireplace. The living room opens into the kitchen and breakfast area and features gorgeous full length windows. This kitchen is a chef's dream! High-end stainless steel appliances, an oversized gas range, double ovens and two sinks make this the ultimate heart of the home! The house is one level living, with the exception of the upstairs game room + full bathroom. The primary suite is tucked away off of the main living area and features elevated ceilings, french doors, and a large walk-in closet. Off of the main house back deck, you'll find the ULTIMATE outdoor living area! The custom pool, spa and kitchen set the stage for incredible entertaining! The quality craftsmanship continues into the barn - featuring a cool galley kitchen, full bathroom, and theater area. The pool house leads into the grand shop - plenty of room for RV's, boats, and cars! This property offers street-to street access, and both shop doors are 14' high, creating the perfect lake breeze! Just



steps to Lake LBJ access and a private community boat ramp.

Built in 2005

Essential Information

ListingFeed	abor_vow
MLS® #	5082501
List Price	\$1,500,000
Sale Price	\$1,457,500
Sale Date	October 28th, 2021
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,710
Acres	1.69
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	308 Oleander Drive
Subdivision	Shady Acres
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	See Remarks
Parking	Boat, Concrete, Drive Through, Driveway, Detached, Enclosed, Garage Faces Front, Garage, Golf Cart Garage, Inside Entrance, Kitchen Level, Lighted, Parking Pad, Private, RV Garage, Garage Faces Rear, RV Access/Parking, Garage Faces Side, Secured
# of Garages	4
Garages	Garage Door Opener

View	Hills, Lake, Neighborhood, Pool, Trees/Woods, Water
Waterfront	None, Boat Ramp/Lift Access

Interior

Interior	Carpet, Concrete, Stone, Tile
Appliances	Built-In Range, Double Oven, Dishwasher, Exhaust Fan, Electric Water Heater, Gas Range, Microwave, Range Hood, Water Softener Owned, Stainless Steel Appliance(s), Water Softener, Vented Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Living Room, Outside, Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Barbecue, Boat Ramp, Garden, Gas Grill, Lighting, No Exterior Steps, Outdoor Grill, Private Yard, Rain Gutters, RV Hookup, Fire Pit
Lot Description	Back Yard, Cleared, Front Yard, Garden, Gentle Sloping, Sprinklers In Front, Interior Lot, Landscaped, Level, Native Plants, Open Lot, Private, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Sprinklers Partial, Trees Large Size, Views, Waterfall
Windows	Blinds, Insulated Windows, Screens, See Remarks, Window Coverings
Roof	Composition, Metal
Construction	HardiPlank Type, Masonry, Metal Siding, Spray Foam Insulation, See Remarks, Wood Siding
Foundation	Slab

School Information

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