

\$1,749,000 - 705 Clear Cove Drive, Granite Shoals

MLS® #5142308

\$1,749,000

3 Bedroom, 3.00 Bathroom, 2,657 sqft
Residential on 0.35 Acres

Clear Cove, Granite Shoals, TX

Deadline for offers 5:00 PM April 10.

Magnificent highly sought after Granite Shoals waterfront home on constant level Lake LBJ is one of few with a double lot and facing Clear Cove. This beautifully updated 2 story home with 3 bedrooms and 3 full baths offers natural light and lake views. Enjoy the lake front views from an open floor plan of the family room kitchen area that boasts over 105 ft of lakefront. The kitchen has updated granite counter tops, Stainless steel appliances and updated flooring of tile, wood, and carpet with plenty of storage. Laundry room has large entrance to the oversized double garage. Enormous amount of space for those lake toys and still have room for 2 vehicles. The Primary suite with En Suite bath and sitting/flex room provides a breath taking view of the Clear Cove section of Lake LBJ. The upstairs 2 bedrooms have an additional game room area perfect for those pull out sofa beds and fun game nights. The balcony has picturesque lake views from upstairs game room. Through the kitchen your guests will enter a large game/entertainment room with bar and private bath that opens out to the dock and patio area. Play pool, watch football games or enjoy the scenic views. The outside is truly an Entertainers paradise! Private covered dock/deck area with boat lift and dining area. Side of dock has a separate lift for your personal water craft. Recently built pier has additional view and relaxing sitting area with kayak storage built on the side. Rear



of home faces Northeast to shelter you from westerly sun. For the investors this is that perfect Short Term Rental, no HOA and low Burnet County taxes. Easily accessible from Austin, Texas Hill Country or San Antonio. Schedule your private tour today before it is gone.

Built in 1991

Essential Information

ListingFeed	abor_vow
MLS® #	5142308
List Price	\$1,749,000
Sale Price	\$1,835,000
Sale Date	May 11th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,657
Acres	0.35
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	705 Clear Cove Drive
Subdivision	Clear Cove
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Cable Available, Electricity Available, High Speed Internet Available, Underground Utilities, Water Available
Features	Fishing, Internet Access, Lake, Park
Parking	Additional Parking, Attached, Direct Access, Door-Single, Driveway,

Garage, Gravel, Private, RV Access/Parking, Garage Faces Side, Tandem

of Garages

2

Garages

Garage Door Opener

View

Lake, Water

Is Waterfront

Yes

Waterfront

Lake Front, Lake Privileges, Waterfront, Boat Ramp/Lift Access

Interior

Interior

Carpet, Tile, Wood

Appliances

Built-In Electric Oven, Built-In Electric Range, Bar Fridge, Built-In Oven, Cooktop, Dryer, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Electric Cooktop, Exhaust Fan, Electric Oven, Electric Water Heater, Disposal, Microwave, Plumbed For Ice Maker, Refrigerator, Range Hood

Heating

Central

Cooling

Central Air, Ceiling Fan(s)

Fireplaces

None

of Stories

2

Stories

Two

Exterior

Exterior Features

Boat Lift, Balcony, Boat Slip, Dock, Exterior Steps, Lighting, Permeable Paving, Private Yard, Arbor

Lot Description

Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Level, Moderate Trees, Private, Sprinklers Automatic, Sprinklers In Ground, Sprinklers On Side, Trees Large Size, Views

Windows

Aluminum Frames, Blinds, Double Pane Windows, Drapes, ENERGY STAR Qualified Windows, Insulated Windows, Low Emissivity Windows, Screens, Tinted Windows, Window Coverings, Wood Frames, Window Treatments

Roof

Composition, Shingle

Construction

HardiPlank Type, Stone Veneer

Foundation

Slab

School Information

District

Marble Falls ISD

Elementary

Highland Lake

Middle
High

Marble Falls
Marble Falls