

\$3,149,999 - 1455 Cr 342 Road, Marble Falls

MLS® #5647976

\$3,149,999

8 Bedroom, 8.00 Bathroom, 7,640 sqft
Residential on 18.77 Acres

Old Iron Bridge, Marble Falls, TX

The "Bella Vista" property consists of 3 individual living quarters. "Bella Casa" is the 4707sqft home constructed on pier & beam, with 3bed, 3full bath, one half bath, 2 offices, bonus room, library, walk-in butler's pantry. The Kitchen is a chef's dream with 6 burner gas range, dual ovens, large island, freezer, microwave drawer. The wet bar includes ice machine and wine fridge. A huge porch that wraps around the entire backside of the home leads to the lower porch that includes a hot tub. "Bella Vista" guest house is an 1867 square foot home with 3 bedrooms, each with en suite bathroom, expansive porch and patio that overlooks Hamilton Creek and Lake Travis. Cowboy Cottage is a 2/1, single level apartment with huge extended, attached 3 car garage with plenty of extra storage. Both guest house and apartment are completely furnished and come fully equipped for living or renting. This fabulous property includes a private boat launch on Lake Travis, a boat house/barn on land, and a red barn to house farm implements which roof is 3,900 sq ft collecting rain water into a 30,000 gallon rain water tank. Additional 12acres have an ag exemption with hay operation in place. Unrestricted w/ 150 feet of Lake Travis frontage, 1000+ feet of frontage on Hamilton Creek to one side and Penny Branch Creek runs all along the entire other side. There are stunning views from each of the homes overlooking Hamilton Creek and Lake Travis. Bella Vista guest house and Cowboy Cottage



have been used as BnB and nightly rentals in the past.

Built in 2010

Essential Information

ListingFeed	abor_vow
MLS® #	5647976
List Price	\$3,149,999
Sale Price	\$2,975,000
Sale Date	July 12th, 2023
Bedrooms	8
Bathrooms	8.00
Full Baths	7
Half Baths	1
Square Footage	7,640
Acres	18.77
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1455 Cr 342 Road
Subdivision	Old Iron Bridge
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Electricity Connected, Sewer Connected, Propane, Water Available
Features	None
Parking	Additional Parking, Circular Driveway, Driveway, Garage, RV Access/Parking, Attached Carport, Gated, Private
# of Garages	3
Garages	Garage Door Opener
View	Hills, Panoramic, Trees/Woods, Creek/Stream, Lake, Water

Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Creek, Lake Front, Lake Privileges, River Front, Waterfront

Interior

Interior	Carpet, Tile, Wood
Appliances	Cooktop, Dishwasher, Microwave, Double Oven, Electric Oven, Free-Standing Freezer, Free-Standing Refrigerator, Ice Maker, Propane Cooktop, Refrigerator
Heating	Central, Wood, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Double Sided, Gas Log
Stories	One and One Half

Exterior

Exterior Features	Lighting, Rain Gutters, Balcony, Boat Ramp, Garden, Gas Grill, Private Entrance
Lot Description	Backs to Greenbelt/Park, Gentle Sloping, Landscaped, Native Plants, Many Trees, Sprinklers In Ground, Trees Large Size, Views, Back Yard, Farm, Garden
Windows	None
Roof	Metal
Construction	HardiPlank Type, Masonry, Spray Foam Insulation, Attic/Crawl Hatchway(s) Insulated, Block, Concrete, Frame, Glass
Foundation	Pillar/Post/Pier

School Information

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