

# \$1,200,000 - 4401 Brasada Lane, Marble Falls

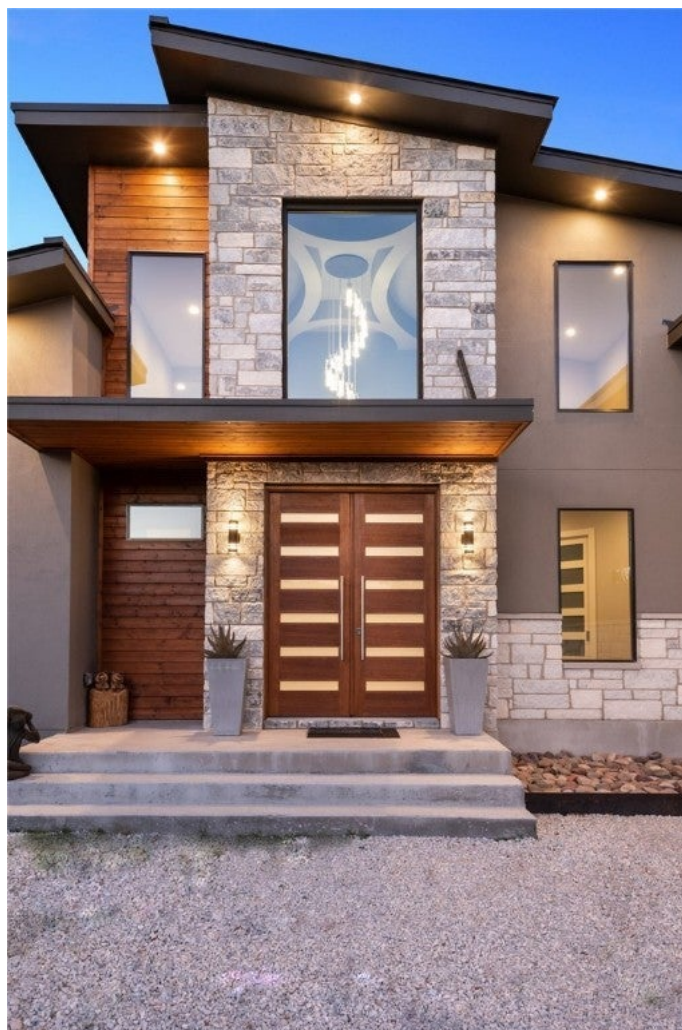
MLS® #5931433

## \$1,200,000

3 Bedroom, 3.00 Bathroom, 2,731 sqft  
Residential on 7.78 Acres

Chimney Oaks At Lake Travis Se, Marble Falls, TX

Big price improvement! This beautiful custom contemporary home has all the upscale features any discerning buyer would want. Located on the North shore of Lake Travis this home boasts a private and serene lifestyle in an upscale gated community. Home features include custom quartz and Caesarstone counters throughout, flat panel and Design Craft cabinets, Fanimation ceiling fans, custom high end lighting fixtures, spray foam insulation, coffered tray ceilings, all LED lighting, Delta, Kraus & Danze bathroom fixtures and level 4 drywall. When the lake is full the cove is very accessible by boat. The expansive yard has many large oak trees and open areas to explore via foot or using ATVs. Low tax rate of 1.78%



Built in 2019

## Essential Information

ListingFeed	abor_vow
MLS® #	5931433
List Price	\$1,200,000
Sale Price	\$1,225,000
Sale Date	June 17th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,731

Acres	7.78
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	4401 Brasada Lane
Subdivision	Chimney Oaks At Lake Travis Se
City	Marble Falls
County	Travis
State	TX
Zip Code	78654

### **Amenities**

Utilities	Electricity Connected, Propane, Other
Features	Community Mailbox
Parking	Aggregate, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

### **Interior**

Interior	Concrete, Vinyl
Appliances	Built-In Electric Oven, Dishwasher, ENERGY STAR Qualified Appliances, Gas Cooktop, Disposal, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Water Softener, Tankless Water Heater
Heating	Electric, ENERGY STAR Qualified Equipment, Fireplace(s), Zoned
Cooling	Ceiling Fan(s), Electric, ENERGY STAR Qualified Equipment, Zoned
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Exterior Steps, Gas Grill, Outdoor Grill, Private Yard, Rain Gutters, RV Hookup
Lot Description	Bluff, Interior Lot, Level, Open Lot, Private, Many Trees, Views
Windows	Double Pane Windows, Tinted Windows
Roof	Metal
Construction	Metal Siding, Stone, Stucco, Wood Siding
Foundation	Slab

### **School Information**

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