

\$1,399,999 - 1618 County Road 134, Burnet

MLS® #6841676

\$1,399,999

3 Bedroom, 3.00 Bathroom, 1,702 sqft
Residential on 0.49 Acres

Shangri La, Burnet, TX

Welcome to Shangri-La on the Colorado Arm of Lake LBJ! This is an outstanding offering with a 1277 sq ft 3/2 one owner home with 76 waterfront footage, concrete and steel boathouse with roof top deck with incredible open water views and stunning sunsets! Deep, cold, inviting waters offer great fishing & boating. Plenty of room for add on and a pool in backyard! Over a quarter acre across the street, off water, with a 450 sq ft 1 car garage and attached 425 sq ft storage/flex room with full bath! Septic drain field is also located on the off water lot. Come check out this unique offering in an outstanding location on Lake LBJ before it's gone! Shangri-La has restrictions against nightly rentals, they are not allowed. HOA provides a boat ramp for the property owners.



Built in 2000

Essential Information

ListingFeed	abor_vow
MLS® #	6841676
List Price	\$1,399,999
Sale Price	\$1,350,000
Sale Date	April 29th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,702

Acres	0.49
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1618 County Road 134
Subdivision	Shangri La
City	Burnet
County	Burnet
State	TX
Zip Code	78611

Amenities

Utilities	Propane, Sewer Connected, Water Connected
Features	None
Parking	Concrete, Off Street, RV Access/Parking
# of Garages	1
View	Hills, Lake, River, Water
Is Waterfront	Yes
Waterfront	Lake Front, Lake Privileges, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Carpet, Laminate, Tile
Appliances	Dishwasher
Heating	Electric
Cooling	Central Air, Ductless
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Boat Slip, Dock, Exterior Steps
Lot Description	Back Yard, Steep Slope, Sloped Up, Few Trees, Views
Windows	Screens
Roof	Metal

Construction	Board & Batten Siding, Brick, Glass, Concrete
Foundation	Slab

School Information

District	Burnet ISD
Elementary	Burnet
Middle	Burnet (Burnet ISD)
High	Burnet