

\$1,375,000 - 1612 County Road 134, Burnet

MLS® #7362155

\$1,375,000

3 Bedroom, 2.00 Bathroom, 1,938 sqft
Residential on 0.27 Acres

Shangri La, Burnet, TX

This incredibly charming open water lake house sits on the Colorado Arm of Lake LBJ! With 70 feet of frontage, this section of the lake offers deep/cool water and excellent boating and fishing. Enjoy the quiet mornings and gorgeous sunsets while you sit on your lakeside covered patio. This home has been completely updated (in 2018). You won't be disappointed when you see the views from the kitchen, open layout, granite countertops, stainless-steel appliances, game room and so much more. The 3 bed/2 bath layout comfortably sleeps 8 and is great for entertaining. Everything about this house is just asking you to start enjoying the lake life from day one. In fact, the house is being sold furnished, excluding some personal items. Don't forget to take a close look at the 2-story concrete and steel boat house, also built in 2018, complete with a roof top deck, electric lifts for the boat and jet skis, storage shed, and covered sitting area. The spacious lakeside yard is perfect for family games or even has room to add a pool, if you prefer. Here's your chance to get on the lake!



Built in 1975

Essential Information

ListingFeed	abor_vow
MLS® #	7362155
List Price	\$1,375,000

Sale Price	\$1,375,000
Sale Date	November 8th, 2021
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,938
Acres	0.27
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1612 County Road 134
Subdivision	Shangri La
City	Burnet
County	Burnet
State	TX
Zip Code	78611

Amenities

Utilities	Electricity Connected, Other, Sewer Connected, Water Connected
Features	See Remarks
Parking	Concrete, Driveway
View	Lake, Water
Is Waterfront	Yes
Waterfront	Waterfront, Boat Ramp/Lift Access

Interior

Interior	Tile
Appliances	Dryer, Dishwasher, Electric Range, Electric Water Heater, Free-Standing Electric Oven, Free-Standing Refrigerator, Disposal, Range Hood, Stainless Steel Appliance(s), Washer
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s)
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Boat Slip, Dock, Exterior Steps, Rain Gutters
Lot Description	Back Yard, Front Yard, Gentle Sloping, Sprinklers Automatic, Trees Medium Size, Views
Windows	None
Roof	Shingle
Construction	Brick, Wood Siding
Foundation	Slab

School Information

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