

\$1,495,000 - 412 S Shorewood Drive, Granite Shoals

MLS® #7886323

\$1,495,000

3 Bedroom, 3.00 Bathroom, 2,720 sqft
Residential on 0.29 Acres

Tanglewood, Granite Shoals, TX

Enjoy lake life at its best with this classic lakehouse situated on an incredible open water lot with sweeping long-distance views of Lake LBJ. This Comfortable 2-story floor plan has distinctive features such as tankless gas water heater, beamed ceilings, knotty pine doors, upgraded windows and gorgeous views. The kitchen, living, dining, full bath and a well-appointed guest room are found on the upper level. This living space has a rustic feel with wood ceilings, gas fireplace, solid oak floors and French doors leading to the screened-in balcony overlooking Lake LBJ. The chef's kitchen features knotty pine cabinets, handsome copper counters and a full complement of appliances, including gas range. Downstairs you'll find the master suite, an additional guest room, guest bath, large laundry room and a second living area that is ideal for kids. This living space features Saltillo tile throughout, gas fireplace and great lake views. The relaxing lakeside master bedroom includes room for a sitting area, walk-in closet and access to the air-conditioned sunroom. The master bath has rustic charm with its copper double-slipper whirlpool tub and knotty pine cabinetry. The water enthusiast is going to love the steel & concrete single slip boathouse with extended fishing pier plus 2 hydraulic Jet-Ski lifts and sandy lake bottom. Other exterior features include a 2-car garage, lake pump, sprinkler system, fenced yard, towering trees and 50 feet of beautiful open water. Come see this rental friendly lakehouse



today!

Built in 1962

Essential Information

ListingFeed	abor_vow
MLS® #	7886323
List Price	\$1,495,000
Sale Price	\$1,750,000
Sale Date	June 15th, 2022
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,720
Acres	0.29
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	412 S Shorewood Drive
Subdivision	Tanglewood
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Electricity Connected, Propane, Phone Available, Sewer Not Available, Water Connected
Features	Park, See Remarks
Parking	Detached, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener
View	Lake, Water
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

Interior

Interior	Carpet, Tile, Wood
Appliances	Gas Range, Microwave, Refrigerator
Heating	Heat Pump
Cooling	Attic Fan, Central Air, Ceiling Fan(s), See Remarks, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Gas Log, Great Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Balcony, Dock, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Sprinklers In Rear, Moderate Trees, Trees Large Size, Views
Windows	Insulated Windows, Window Treatments
Roof	Metal
Construction	Concrete, Stucco, Wood Siding
Foundation	Slab

School Information

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