

# \$5,500,000 - Ranch 1 Colorado Canyon Drive, Marble Falls

MLS® #8123664

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## \$5,500,000

0 Bedroom, 0.00 Bathroom,  
Farms and Ranches on 21.71 Acres

Dos Rios/Chimney Oaks, Marble Falls, TX

Welcome to Live Oak Cove Ranch!  
Approximately 21 acres on Lake Travis with waterfront views and two private coves located at the convergence of the Colorado and Pedernales Rivers, where the water is deep. This ranch has several build-site options under canopies of large majestic oaks. Enjoy low taxes with the current Wildlife Exemption. Whitetail, turkey, dove, and songbirds abound. Livestock and bow hunting are allowed. This private gated community just west of Lago Vista is easy to access via the curving paved roads. Come take a tour with us!



## Essential Information

ListingFeed	abor_vow
MLS® #	8123664
List Price	\$5,500,000
Sale Price	\$3,200,000
Sale Date	April 17th, 2023
Bathrooms	0.00
Acres	21.71
Type	Farms and Ranches
Sub-Type	Ranch
Status	Closed

## Community Information

Address	Ranch 1 Colorado Canyon Drive
Subdivision	Dos Rios/Chimney Oaks
City	Marble Falls

County	Travis
State	TX
Zip Code	78654

### **Amenities**

Utilities	See Remarks
View	Lake, Water, Panoramic
Is Waterfront	Yes
Waterfront	Waterfront

### **Exterior**

Lot Description	Private, Many Trees, Farm
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### **School Information**

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