

# \$1,525,000 - 2814 Lakeview Lane, Granite Shoals

MLS® #8312148

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## \$1,525,000

4 Bedroom, 3.00 Bathroom, 2,640 sqft  
Residential on 0.50 Acres

Bel Air Sherwood Shores, Granite Shoals, TX

MASSIVE OPEN WATER. 144ft of waterfront on a beautiful treed double lot. This property has amazing panoramic views of Lake LBJ. Wrap around porches welcome you to this spectacular 2640sf home featuring 3 bedrooms/+ large bunk room, 3 full baths, 2 living areas, with recently updated kitchen and open, unobstructed lake views. Breathtaking. The living area opens to an outside deck that promises to be your FAVORITE PLACE to relax and take in stunning sunsets The downstairs area is a great place for the kids and friends to enjoy their own space with dual french doors that open to stunning lake views. Downstairs you will also find a large storage area for all your lake toys. There is a covered boat lift and fishing pier with an additional dock for a sailboat, and 2 wave runners. Neely Roofing installed a new roof in October of 2023. Gutters/down spouts and improved drainage to the property were added. Plenty of room to share lake memories with family and friends. The outdoor fire pit area and the double lot offer plenty of room for you and your guests to enjoy the BEST of Lake LBJ and Lake Life. This property is special. Fully furnished with a few owner exceptions. Short Term Vacation Rentals allowed. Granite Shoals offers 19 parks. 15 parks are waterfront. Quarry Park offers Pickleball, Basketball, Volleyball and hike and bike trails. Immerse yourself in Lake Living at it's BEST...Come take a look. This one won't last long.



Built in 1981

## Essential Information

ListingFeed	abor_vow
MLS® #	8312148
List Price	\$1,525,000
Sale Price	\$1,419,500
Sale Date	April 26th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,640
Acres	0.50
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	2814 Lakeview Lane
Subdivision	Bel Air Sherwood Shores
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

## Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available
Features	Common Grounds/Area, Lake, Park, Sport Court(s), Tennis Court(s), Trails/Paths
Parking	Additional Parking, Open, Outside, Oversized
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Waterfront, Boat Ramp/Lift Access

## Interior

Interior	Carpet, Concrete, Laminate
Appliances	Dryer, Dishwasher, Electric Oven, Electric Water Heater, Free-Standing Electric Range, Disposal, Microwave, Refrigerator, Range Hood,

	Stainless Steel Appliance(s), Washer
Heating	Central
Cooling	Central Air
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Boat Lift, Balcony, Boat Slip, Dock, Garden, Lighting, Private Yard, Rain Gutters, Fire Pit
Lot Description	Back Yard, Cleared, Front Yard, Irregular Lot, Level, Moderate Trees, Private, Sprinklers Automatic, Sprinklers Partial, Views
Windows	Blinds
Roof	Composition
Construction	HardiPlank Type, Concrete, Stone
Foundation	Slab

### **School Information**

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