

\$1,999,000 - 24001 Ranch Rd 1431, Marble Falls

MLS® #9356812

\$1,999,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 5.93 Acres

Travis Waterfront, Marble Falls, TX

Once in a lifetime opportunity to purchase one of the most unique Lake Travis waterfront escapes! Exquisite unobstructed Texas Hill Country & Lake Travis views. 5.931 unrestricted acres with gated entrance, 3 separate homes/cabins, RESORT style infinity edge POOL & waterfall, > 200 ft LAKE FRONT, BOAT DOCK & 2 RV hookups. Currently a vacation rental that sleeps up to 24. Can be sold as RESIDENTIAL (OR) COMMERCIAL.

The PRIMARY HOME is ~1250 sf, perched at an elevation of 830 ft. This ranch style home features an open floorplan, double sided fireplace, cathedral ceilings & custom alder wood cabinets, trim & doors. It has 2 bedrooms, open living/dining/kitchen, laundry & full bath with double vanities. Outside the primary home is an inviting 1000+ sq ft deck that has an outdoor kitchen, shower, firepits, table that seats 28 & high end stereo system. A backyard oasis perfect for entertaining, enjoying sunsets over the lake, cookouts & star gazing with family & friends.

The 2nd & 3rd homes/cabins were thoughtfully designed to take in the views. The charming cabins are identical floorplans with ~950 sf EACH & feature 3 bedrooms (2 beds + loft), kitchen, living room, full bath & laundry. Both have large decks & equipped for their own entertaining space & privacy. The 3 homes/cabins combined are ~3150 sq ft.



Buyers have the ability to BUILD MORE CABINS, 2 sites prepped. Beautifully designed stone pathways connect the 3 cabins, 1 car garage, storage shed & container. Most indoor/outdoor FURNISHINGS, decoration, BBQ pits & appliances convey.

Lake Travis is full at 681 ft. As of 3/25 it is 658 ft. Most pictures taken 5/2019. Dock is not in water currently. The Arbuckle Reservoir complete in 2022.

Superb LOCATION. Just north, enjoy hiking & biking at Balcones Canyonlands Wildlife Refuge. Downtown ATX is 43 mi, Airport 44 mi, Domain 30 mi, Cedar Park 17 mi, Lago Vista 5 mi. Buyer/Buyer agent to verify all information.

Built in 2015

Essential Information

ListingFeed	abor_vow
MLS® #	9356812
List Price	\$1,999,000
Sale Price	\$2,000,000
Sale Date	August 6th, 2021
Bathrooms	0.00
Acres	5.93
Year Built	2015
Type	Commercial Sale
Sub-Type	Hotel/Motel
Status	Closed

Community Information

Address	24001 Ranch Rd 1431
Subdivision	Travis Waterfront
City	Marble Falls
County	Burnet
State	TX

Zip Code 78654

Amenities

Utilities Electricity Connected, Propane, Other
Parking Additional Parking, Circular Driveway, Garage, Guest, Gated, On Site, Off Street, Paved, Private, RV Access/Parking, Secured, Storage
Garages Garage Door Opener
View Canyon, Lake, Panoramic, Pool, Trees/Woods, Water

Interior

Interior Carpet, Concrete, Tile
Heating Central, Electric, Fireplace(s), Propane
Cooling Central Air, Ceiling Fan(s), Electric, Multi Units

Exterior

Exterior Features Sprinkler/Irrigation
Construction HardiPlank Type
Foundation Slab

Additional Information

Zoning Unincorporated Travis Cou