

# **\$3,650,000 - 206 Hannahs Way, Burnet**

MLS® #9444407

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## **\$3,650,000**

6 Bedroom, 5.00 Bathroom, 4,373 sqft  
Residential on 0.29 Acres

Ranch On Lake Lbj, Burnet, TX

Life is better on Lake LBJ!!! Especially in this stylish custom built lake house, quality construction, fantastic high-end details, designed for large family gatherings or easy everyday living. Enter into a stunning foyer with a wall of windows view to the 80' of stunning open waterfront as your very first impression, large open concept living, gourmet kitchen, beautiful Master Suite with lake views, second bedroom on main level, then a huge game/media room on the upper level with 4 additional bedrooms. Enormous patios on both levels provide great outdoor entertaining, outdoor kitchen and sparkling blue pool. Lakeside entertaining at the boat house, huge deck above and shaded entertaining below, 2 extra large boat slips to accommodate a big ol' boat. The Ranch on Lake LBJ is an awesome high demand area of Lake LBJ, the community was designed with lake life in mind, a private gated community with only high end, waterfront homes, buffered by a 250 acre private ranch, all oh so very close to the amenities that make this area of the Lake so popular. Deep, cool water of the Colorado Arm, near Perissos Winery, Longhorn Caverns, Fleckenstein Castle and The Legends Golf Course. Horseshoe Bay World Class Resort amenities just around the corner. Lake LBJ is a favorite destination for Texans, with its endless recreational activities and world class amenities just around the corner. Located just 45 minutes Northwest of Austin and 90 minutes North of San Antonio in the



Highland Lakes region of the Texas Hill Country.

Built in 2015

### Essential Information

ListingFeed	abor_vow
MLS® #	9444407
List Price	\$3,650,000
Sale Price	\$3,617,000
Sale Date	May 20th, 2024
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	4,373
Acres	0.29
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	206 Hannahs Way
Subdivision	Ranch On Lake Lbj
City	Burnet
County	Burnet
State	TX
Zip Code	78611

### Amenities

Utilities	Electricity Connected, Propane, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Features	Gated
Parking	Attached, Garage Faces Side
# of Garages	2
View	Hills, Lake, River
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

Has Pool Yes

### **Interior**

Interior Concrete, Tile, Wood

Appliances Built-In Oven, Dryer, Dishwasher, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer

Heating Central, Electric

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Family Room

# of Stories 2

Stories Two

### **Exterior**

Exterior Features Boat Lift, Barbecue, Boat Slip, See Remarks

Lot Description Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size

Windows Plantation Shutters

Roof Metal

Construction Frame, Stone, Stucco

Foundation Slab

### **School Information**

District Burnet ISD

Elementary Shady Grove

Middle Burnet (Burnet ISD)

High Burnet