# \$1,199,000 - 1550 Hill Circle South Drive, Granite Shoals

MLS® #9870128

### \$1,199,000

0 Bedroom, 0.00 Bathroom, Lots and Acreage on 0.33 Acres

Woodland Hills, Granite Shoals, TX

Beautiful 0.36 acre lakefront property boasting an incredible 112 feet of waterfront. The 240 sqft. boat house built in the 1970's comes with kitchenette, living area, small bathroom, dock, and boat lift. Your private boat ramp ensures easy lake access, and the nearby public boat ramp offers excellent options for launching larger watercraft. Revel in unobstructed sunsets, engage in water activities, and unwind in a fully fenced lot with a gentle slope, adorned with large to moderate trees. The value is truly in the land - this property offers the perfect waterfront homesite opportunity on the constant-level lake LBJ. LCRA raw water permit needed for non-potable water removal from lake for sprinkler system. Call listing agent with any questions and come make this beautiful property your dreamâ€\â€\â€\â€\â€\â€\â€\â€\â€\â€\â€\ ‌â€⟨‌â€⟨â€⟨â€⟨â€⟨â€⟨â€⟨â€⟨  â€\â€\â€\‌‌‌â€\Êâ€\ê getaway!



### **Essential Information**

ListingFeed abor\_vow

MLS® # 9870128

List Price \$1,199,000

Sale Price \$1,035,000

Sale Date July 3rd, 2024

Bathrooms 0.00 Acres 0.33

Type Lots and Acreage

Sub-Type Unimproved Land

Status Closed

## **Community Information**

Address 1550 Hill Circle South Drive

Subdivision Woodland Hills
City Granite Shoals

County Burnet
State TX
Zip Code 78654

Amenities

Utilities Electricity Available, Water Available

Features None
View Lake
Is Waterfront Yes

Waterfront Lake Front, Waterfront, Boat Ramp/Lift Access

**Exterior** 

Exterior Features Boat Slip, Boat Ramp, Dock

Lot Description Sloped Down, Interior Lot, Moderate Trees, Sprinklers Automatic, Views

### **School Information**

District Marble Falls ISD
Elementary Highland Lake
Middle Marble Falls
High Marble Falls