

# \$1,900,000 - 275 Chimney Cove Dr, Marble Falls

MLS® #2652367

**\$1,900,000**

0 Bedroom, 0.0 Bathroom,  
Land / Farm on 12 Acres

Chimney Cove Estates, Marble Falls, TX

Absolute Gem on Lake Travis with over 500 feet of lakefront Footage! This property is located in the gated community of Chimney Cove Estates. Two total lots makes up 11.524 acres of cleared peninsula property with beautiful trees for shade, gorgeous views day and night! Agricultural Exemption for low taxes, boat ramp and dock for residents or build your own on property. Paved Driveway and stunning Pavilion already on property along with Electricity and RV 30 Amp! Build Your dream home! Always lake front and in partial flood plain. Text listing agent for gate code.

IT DOESN'€™ GET MUCH BETTER THAN THIS!!!

## Essential Information

MLS® #	2652367
Price	\$1,900,000
Bathrooms	0.0
Acres	11.52
Type	Land / Farm
Sub-Type	Multiple Parcels
Status	Active
Days on Market	384

## Water Feature/View

View	Lake,Pasture,River,Water,Lake Travis
Is Waterfront	Yes



## Community Information

Address	275 Chimney Cove Dr
Area	LN
Subdivision	Chimney Cove Estates
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

## Amenities

Utilities	Electricity Available, Electricity Connected, Water Available, Water Connected
Features	Gated, Lake

## Exterior

Exterior Features	Private Yard, See Remarks
Lot Description	Agricultural, Bluff, Cleared, See Remarks, Few Trees, Trees Medium Size, Views

## School Information

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

## Additional Information

Date Listed	June 16th, 2022
HOA Fees	759
HOA Fees Freq.	Annually

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