

\$2,795,000 - #2 Beaver Island, Granite Shoals

MLS® #1488492

\$2,795,000

4 Bedroom, 4.00 Bathroom, 4,171 sqft

Residential on 0.00 Acres

Beaver Island, Granite Shoals, TX

#2 Beaver Island on Lake LBJ is a phenomenal lake house! 100% of spectacular east facing open waterfront, with every detail thought out to ensure it is the perfect place on the Lake! Stylish and elegantly casual the home was designed for effortless everyday living or the perfect weekend retreat. Featuring 4 bedrooms and 3.5 baths, large open concept living area for great entertaining, gourmet kitchen and large dining room, Master Suite with amazing lake views and a beautiful home office. There is a lot of flexible space to expand the usable living areas in the home. Multiple outdoor entertaining areas include excellent outdoor kitchen with the best Lakeside Margarita Bar you've seen! Private upper-level patio with skyway to the huge deck over the boat house. The boat house has 2 full boat slips, one setup for boat and one set up for 2 jet skis then one additional jet ski lift. Perfect for all the lake toys, you'll be ready to hit the water for wonderful adventures of boating, fishing, sailing, swimming, kayaking, paddle boarding, relaxing or just enjoying life! Beaver Island, a highly sought after location on Lake LBJ, a small Island of 41 homes, creating a warm friendly community jetting out into the blue waters of Lake LBJ, and 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 2000

Essential Information

MLS® #	1488492
Price	\$2,795,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	4,171
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Lake,Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ

Community Information

Address	#2 Beaver Island
Area	BU
Subdivision	Beaver Island
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Electricity Connected, Underground Utilities, Cable Available, High Speed Internet Available
Features	Lake
Parking	Attached, Garage, Garage Faces Front
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Tile, Wood, Carpet
Appliances	Built-In Electric Oven, Dryer, Dishwasher, Disposal, Microwave, Washer, Bar Fridge, Built-In Oven, Built-In Refrigerator, Electric Cooktop, Electric Water Heater, Ice Maker
Heating	Electric, Central
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Rain Gutters, Barbecue, Boat Lift, Boat Slip, Dock, Exterior Steps, Lighting, Outdoor Grill, See Remarks
Lot Description	Landscaped, Sprinklers Automatic, Front Yard, Trees Large Size
Roof	Tile
Construction	Stone Veneer, Frame, Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	January 12th, 2025
Days on Website	175
Days on Market	276
HOA Fees	800
HOA Fees Freq.	Annually

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