

# \$699,000 - 805 Woodland Hills Drive, Granite Shoals

MLS® #169411

**\$699,000**

3 Bedroom, 2.50 Bathroom, 2,208 sqft

Residential on 0.71 Acres

Woodland Hills, Granite Shoals, TX

Seller's Motivated!!! An incredible 175 feet of waterfront footage at this cozy Lake LBJ getaway could be yours! This 3/2.5 home with 2 extra bonus rooms is on a wide, easily navigable channel. The upstairs boasts an updated kitchen, living room, dining room, 3 bedrooms and 1.5 baths. Downstairs has 2 bonus rooms (the possibilities are endless), a laundry room, and a full bath. This house is being sold as is and is fully furnished making it ready to go for lake living! A covered balcony upstairs is perfect for sitting outside in the evenings relaxing with family & friends. This home and workshop sit on 3 lots so there is plenty of parking and lots of shade trees to keep you cool on hot summer days. This home is ideal for summers and would make the perfect weekend or family home. Short term rentals are allowed so come check out everything it has to offer! \*This information is deemed reliable but not guaranteed. Buyer and buyers agent to confirm all information provided.\*

Built in 1971

## Essential Information

MLS® #	169411
Price	\$699,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,208
Acres	0.71
Year Built	1971
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

### **Water Feature/View**

View	Lake, Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Channel
Waterfront Footage	175

### **Community Information**

Address	805 Woodland Hills Drive
Subdivision	Woodland Hills
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

### **Amenities**

Amenities	None
Garages	Front Entry, Two Car Covered Parking

### **Interior**

Interior Features	Breakfast Bar, Elevator, Pantry, Walk-In Closet(s), Quartz Countertops
Appliances	Dishwasher, Dryer, Ice Maker, Microwave, Electric Range, Refrigerator, Washer, Washer Hookup, Electric Water Heater
Heating	Central, Electric, Ductless
Cooling	Central Air, Ductless
# of Stories	2

### **Exterior**

Exterior Features	Balcony
Roof	Composition

Construction	Block, Wood Siding, Stone
Foundation	Slab

**School Information**

District	Marble Falls
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**Additional Information**

Date Listed	July 2nd, 2024
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