

\$649,000 - 308 Blue Sky Way, Buchanan Dam

MLS® #169753

\$649,000

3 Bedroom, 3.00 Bathroom, 2,466 sqft

Residential on 0.47 Acres

Golden Beach, Buchanan Dam, TX

BREATHTAKING sunrises from this incredible Lake Buchanan home! This home is perfect for a large family, boasting two oversized living areas, a dedicated dining space, 3 bedrooms, 3 full baths, and a mud room area. The kitchen features granite countertops with stainless steel appliances, and a butler's pantry/storage room. Off the entry you will enjoy relaxing by the fireplace in the comfortable, spacious den area. The lakeside secondary living area offers incredible sunrise views, overlooking the deep back yard and stunning Lake Buchanan. The primary bedroom has an en-suite bath and walk-in closet with a picture window facing towards the lake. Bedroom #2 also offers its own private full bathroom with a stand-up shower. Off the side of the house is the mudroom area and indoor utilities, with an easily accessible bathroom. Next to the bathroom is bedroom #3 which is large enough for multiple beds! Enjoy dinner on the outdoor patio overlooking the lake or fishing from your own private wooden fishing pier. Apprx. 84' of waterfront with an updated retaining wall. Paved front driveway with a 2 car covered carport. Updated windows, roof, flooring (2019). Additional items to convey with the house include Starlink high speed internet, internet controlled HVAC/outdoor lights, camera system, and Ring alarm system.

Built in 1975

Essential Information



MLS® #	169753
Price	\$649,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,466
Acres	0.47
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

Water Feature/View

View	Lake, Lake Buchanan
Is Waterfront	Yes
Water Body	Lake Buchanan
Waterfront Type	Open Water
Waterfront Footage	84

Community Information

Address	308 Blue Sky Way
Subdivision	Golden Beach
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

Amenities

Amenities	Park, Water, Other
Garages	2 Car Carport

Interior

Interior Features	Breakfast Bar, Granite Counters, Pantry, Split Bedroom, Walk-In Closet(s), No Steps to Entry
Appliances	Dishwasher, Microwave, Electric Range, Washer Hookup, Electric Water Heater
Heating	Central, Electric
Cooling	Central Air

Fireplace	Yes
Fireplaces	One
# of Stories	1

Exterior

Exterior Features	Open Concrete Areas, Sprinkler System
Roof	Composition
Construction	Brick, HardiPlank Type
Foundation	Slab

School Information

District	Burnet
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Additional Information

Date Listed	July 30th, 2024
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