

\$1,249,000 - 1506 Hill Top Drive, Granite Shoals

MLS® #172188

\$1,249,000

3 Bedroom, 3.00 Bathroom, 2,004 sqft

Residential on 0.33 Acres

Woodland Hills, Granite Shoals, TX

Incredible Opportunity to mix business with pleasure living the lake lifestyle. This unique property setup includes a two-story house with two boat slips on a community dock. The primary boat slip has a jet ski lift attached. Each boat slip has dedicated storage closets. There is also a secondary bulkhead mounted jet ski lift. With a proven track record for short term rental success, this property offers flexibility for year-round personal use while maintaining investment income. There are also plans available for a two-story master suite garage expansion to offer a dedicated owner quarters connected to an income producing asset with separated entry points! This property is being offered as a turn-key fully furnished instant income STR property. The property is fenced fully for security. The lower floor which has a front and rear covered patio contains the kitchen, main living, dining, and entry hall half bath. A large rear wall of glass that opens up to a large stone patio with fire ring and dock access. The upper floor contains the Master Suite, Bunkbed Room, Third Bedroom, Upper living room, Second Full Bathroom, and Upper Lake View Covered Balcony. There is an additional out-door showering area and an outdoor half bath. There is a private concrete party deck over 1000 sq ft in size with great views for entertaining space. If you enjoy a social atmosphere with lake front amenities, this property seals the deal!



Built in 2015

Essential Information

MLS® #	172188
Price	\$1,249,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,004
Acres	0.33
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes
Pool Description	In Ground

Water Feature/View

View	Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Other
Waterfront Footage	125

Community Information

Address	1506 Hill Top Drive
Subdivision	Woodland Hills
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

Amenities

Garages	Front Entry
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Interior

Appliances	Dishwasher, Dryer, Disposal, Microwave, Electric Range, Refrigerator, Washer, Washer Hookup, Electric Water Heater, Cooktop, Wall Oven
Cooling	Central Air

Fireplace	Yes
Fireplaces	Masonry
# of Stories	2

Exterior

Roof	Composition
Construction	Wood Siding, HardiPlank Type, Stone
Foundation	Slab

School Information

District	Marble Falls
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Additional Information

Date Listed	March 4th, 2025
HOA Fees	804
HOA Fees Freq.	Annually

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