

# \$449,900 - 7330 Hwy 261, Buchanan Dam

MLS® #172246

**\$449,900**

3 Bedroom, 3.00 Bathroom, 8,510 sqft

Residential on 1.26 Acres

Greenwood Acres, Buchanan Dam, TX

Water is up and possibilities are many with this waterfront commercial property with more than 8,000 square feet of space on Lake Buchanan. Multiple huge spaces for living and operating your business. Convert to indoor storage facility, car storage, manufacturing facility, or build your dream bardominium for living on the water. Property has two-phase electrical service, sits on more than 1.2 acres and has more than 200 feet of waterfront when Buchanan is full. Previously was a church, restaurant and dock building business. There's already a kitchen area, four baths, smaller office spaces and multiple storage closets in this sprawling metal building.

Built in 1986

## Essential Information

MLS® #	172246
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	8,510
Acres	1.26
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Active



## Water Feature/View

View	Hill Country, Lake, Lake Buchanan
Is Waterfront	Yes
Water Body	Lake Buchanan
Waterfront Type	Cove
Waterfront Footage	218

## Community Information

Address	7330 Hwy 261
Subdivision	Greenwood Acres
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

## Interior

Interior Features	Bonus Bath, Vaulted Ceiling(s), No Steps to Entry, High Ceilings
Appliances	Electric Water Heater
Heating	Electric
Cooling	Central Air
# of Stories	1

## Exterior

Roof	Metal
Construction	Steel Frame, Metal
Foundation	Slab

## School Information

District	Llano
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## Additional Information

Date Listed	March 7th, 2025
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