

# \$999,000 - 2305 Bel Aire Drive, Granite Shoals

MLS® #173646

**\$999,000**

3 Bedroom, 3.00 Bathroom, 2,235 sqft

Residential on 0.15 Acres

Bel Air/Shrwd, Granite Shoals, TX

Turnkey Lake LBJ home (Short Term Rentals are welcomed) ready to enjoy lake living! Located on a short, granite bottom channel, a short distance to the main body of Lake LBJ. Constructed in 2019 and lightly lived in, this spacious home includes 3 bedrooms, 3 full baths along with 2 living areas along with excellent outdoor living spaces. First floor: light and bright open kitchen/living/dining with thoughtful upgrades, walk-in pantry, 2 car garage with opener, "drop zone" for shoes and bags, dedicated laundry room, and full bath with exterior access (go straight from lake to shower without tracking across the wood floors). Six-inch light oak floors combine with patterned ceramic tile in the bathroom for a modern, clean bright decor. The smart, kitchen features quartz counters, custom shaker style cabinets, matte black plumbing fixtures, undermount oversized single basin stainless sink, and stainless-steel appliances. Refrigerator, washer, dryer all conveys. Large eat-in kitchen island. 2nd floor: 2nd living area with private balcony along with a generous primary suite, two secondary bedrooms, and full bath. The primary suite includes large walk-in closet, dual vanities with quartz counters, and a large walk-in shower. Outdoors are two private balconies, gated deck, hydraulic boat lift and two hydraulic jet ski lifts. Pre-wired for internet. Nest doorbell and outdoor Nest camera. All furnishings will convey.



Built in 2019

## Essential Information

MLS® #	173646
Price	\$999,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,235
Acres	0.15
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

## Water Feature/View

View	Lake, Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Cove
Waterfront Footage	40

## Community Information

Address	2305 Bel Aire Drive
Subdivision	Bel Air/Shrwd
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

## Amenities

Garages	2 Car Attached Garage
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## Interior

Interior Features	High Ceilings, Recessed Lighting, Walk-In Closet(s), Quartz Countertops
Appliances	Dishwasher, Dryer, Disposal, Microwave, Electric Range, Refrigerator, Washer, Washer Hookup, Electric Water Heater
Heating	Central, Electric

Cooling	Central Air
# of Stories	2

**Exterior**

Exterior Features	Rain Gutters, Sprinkler System
Roof	Composition
Construction	Block, Wood Siding, HardiPlank Type, Stone, Stucco
Foundation	Slab

**School Information**

District	Marble Falls
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**Additional Information**

Date Listed	June 1st, 2025
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