# \$2,700,000 - 259 Chimney Cove Drive, Marble Falls

MLS® #173963

# \$2,700,000

3 Bedroom, 4.50 Bathroom, 4,950 sqft Residential on 7.51 Acres

Chimney Cv Est, Marble Falls, TX

Welcome to the Overlook at Chimney Cove Estates, a beautiful, luxurious Lake Travis estate perched high on a 7.5-acre gated property with amazing views of the Lake and Hill Country. The thoughtfully custom designed one-level home is 4,949 sf with additional garage space with HVAC and bath that could easily be converted to a casita. There are 3 bedrooms, 4.5 baths and a dedicated office with a hidden work area. The home has been designed with functionality and capturing the beauty of the surroundings. Constructed primarily with stone, the property features sprinkler system, a new metal roof (July 2024) optimized for rainwater collection with two 18,900-gallon storage tanks, foam insulation throughout for energy efficiency, and lightning rods for enhanced safety. The gourmet kitchen with top-tier appliances is perfect for family and friends to gather or enjoy a cozy night at home. All lower cabinets in kitchen, butler's pantry and laundry room have pull out shelves for convenience. The outdoor covered porch provide a seamless transition from the house to the grill, wood burning fireplace, hot tub and gorgeous views. There are 5 attached garage spaces with additional garage space in a 44' x 40' barn. The barn has drive-thru capability and ample storage. There is a 220volt, 50-amp breaker installed for electric car charging and RV hook-up. The lakeside amenities include approximately, 300' shoreline, a private dock with Hydro lift, wave runner lift, and durable







#### Built in 2009

# **Essential Information**

MLS® # 173963

Price \$2,700,000

Bedrooms 3

Bathrooms 4.50

Full Baths 4

Half Baths 1

Square Footage 4,950

Acres 7.51

Year Built 2009

Type Residential

Sub-Type Single Family Residence

Style Custom
Status Active

#### Water Feature/View

View Hill Country, Lake, Lake Travis

Is Waterfront Yes

Water Body Lake Travis
Waterfront Type River Fron

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Waterfront Footage 320

# **Community Information**

Address 259 Chimney Cove Drive

Subdivision Chimney Cv Est

City Marble Falls

County Burnet

State TX

Zip Code 78654

# **Amenities**

Amenities Gated

Parking Electric Gate

Garages 2 Car Attached Garage, 3+ Car Detached Garage, Garage Door Opener,

Side Entry

#### Interior

Interior Features Wet Bar, Breakfast Bar, Coffered Ceiling(s), Crown Molding, Granite

Counters, Pantry, Recessed Lighting, Counters-Solid Srfc, Split

Bedroom, Stained Glass Windows, Walk-In Closet(s), High Ceilings

Appliances Dishwasher, Double Oven, Disposal, Microwave, Gas Range, Built-In

Refrigerator

Heating Central

Cooling Central Air

Fireplace Yes

Fireplaces Three

# of Stories 1

# **Exterior**

Exterior Features Rain Gutters, Pavilion, Hot Tub

Roof Metal

Construction Other, Stone

Foundation Slab

### **School Information**

District Marble Falls

#### **Additional Information**

Date Listed June 22nd, 2025

HOA Fees 750

HOA Fees Freq. Annually

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