

\$1,275,000 - 1001 Shorewood, Granite Shoals

MLS® #1912299S

\$1,275,000

2 Bedroom, 2.00 Bathroom, 1,200 sqft
Residential on 0.10 Acres

UNKNOWN, Granite Shoals, TX

LAKEFRONT PARADISE ON LAKE LBJ - TURNKEY PERFECTION AWAITS! Discover 1,200 square feet of absolute perfection in this stunning lakefront cottage that's ready for your full-time or part-time lake family adventures! Nestled in a prime location with over 700 square feet of amazing covered deck overlooking a picture-perfect backyard that flows seamlessly to your private boat dock and jet ski dock. This protected cove offers less than a minute's drive to open water, while being conveniently located next to the neighborhood park. The well-maintained boat lift and dock area ensure an effortless transition for bringing your watercraft to your new lakefront paradise. The main living area, bedroom, and bath are perfectly positioned upstairs, while a spacious downstairs room features two queen beds and a full bathroom - giving family and friends complete privacy with their own separate access when desired. Prepare to be impressed by the show-stopping granite island, upgraded gas stove, and generous counter space. The designer touches include stunning beadboard ceilings and an apron-front sink with RO system that will make meal prep a pleasure. Start your mornings on the charming covered front porch with swing, coffee in hand. The backyard is anchored by a magnificent mature pecan tree providing natural shade and keeping the space comfortably cool even on the hottest Texas summer days. A dedicated sun-catching area by the water's edge completes your outdoor



oasis. Practical luxuries included: Metal roof perfectly accents this cottage-style home, Great storage area for all your lake toys, Turf area to keep pets cool and secure, Constant-level lake means year-round water enjoyment, Remarkably low taxes compared to similar properties. RARE OPPORTUNITY: Also available - the owners' 3-bedroom, 2-bathroom home across the street, perfect for overflow guests or STR income potential (area allows short-term rentals). This is lake living at its absolute best - bring your buyer and let's move this beautiful home to the SOLD category!

Essential Information

MLS® #	1912299S
Price	\$1,275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	0.10
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	New
Pool Description	None

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	1001 Shorewood
Area	3100
Subdivision	UNKNOWN
City	Granite Shoals
County	Burnet
State	TX

Zip Code 78654

Amenities

Amenities Park/Playground, BBQ/Grill, Lake/River Park, Boat Ramp, Waterfront Access

Parking None/Not Applicable

Interior

Interior One Living Area, Liv/Din Combo, Eat-In Kitchen, Island Kitchen, Utility Room Inside, Open Floor Plan, Laundry in Closet, Laundry Main Level

Appliances Ceiling Fans, Washer Connection, Dryer Connection, Washer, Microwave Oven, Stove/Range, Gas Cooking, Refrigerator, Disposal, Dishwasher, Gas Water Heater, Solid Counter Tops, Custom Cabinets, Dryer

Heating Central

Cooling One Central

Fireplaces Not Applicable

of Stories 2

Stories 2

Exterior

Exterior Siding

Exterior Features Covered Patio, Deck/Balcony, Sprinkler System, Has Gutters, Mature Trees, Bar-B-Que Pit/Grill, Dog Run Kennel, Dock, Special Yard Lighting, Water Front Improved

Lot Description Mature Trees (ext feat), Improved Water Front, Lakefront, Water View, Water Access, On Waterfront

Roof Metal

Construction Pre-Owned

School Information

District CALL DISTRICT

Elementary Call District

Middle Call District

High Call District

Additional Information

Date Listed October 2nd, 2025

Days on Market 6