

\$1,600,000 - 1001,1004 Shorewood, Granite Shoals

MLS® #1912377S

\$1,600,000

5 Bedroom, 4.00 Bathroom, 1,650 sqft
Residential on 1.25 Acres

UNKNOWN, Granite Shoals, TX

TWO LAKE LBJ HOMES, ONE SMART DECISION- This listing is for 1001 Shorewood (lakefront) AND 1004 Shorewood. Picture this: your own lakefront home with dock for endless water adventures, plus a beautifully appointed guest home just steps away for family, friends, or rental income. This exceptional opportunity presents two meticulously maintained properties working in perfect harmony - offering the space, flexibility, and income potential that single-property ownership simply cannot match. 1001 SHOREWOOD - YOUR LAKEFRONT JEWEL Turnkey Perfection: 1,200 SF 2 bed/2 bath is nothing short of Waterfront Bliss. Step into lakefront living at its absolute finest. This stunning cottage-style gem sits directly on a protected cove with less than a minute's drive to open water, offering the best of both worlds - peaceful privacy with instant lake access. Private boat dock and jet ski dock ready for your watercraft, well-maintained boat lift for effortless transitions. Over 700 square feet of covered deck overlooking your waterfront paradise. Constant water levels mean uninterrupted enjoyment every season. Thoughtfully designed split-level layout with main living, bedroom, and bath upstairs. Spacious downstairs suite with two queen beds and full bathroom featuring separate entrance for ultimate guest privacy. Show-stopping granite island and upgraded gas stove, designer beadboard ceilings and apron-front sink with RO system. Generous counter space perfect



for entertaining. Charming covered front porch with swing for morning coffee moments. Backyard greets you with a magnificent mature pecan tree providing natural shade and character. A dedicated sun-catching area by the water's edge and a metal roof adding cottage-style charm and durability. Storage area for all your lake toys, turf area keeping pets cool and comfortable and surprise...remarkably low taxes for this caliber of lakefront property. 1004 SHOREWOOD - YOUR GUEST RETREAT & INCOME GENERATOR has the Perfect Complement: 3-Bed, 2-Bath Sanctuary with 4 extra lots located just across the street from your lakefront home, this versatile property has proven its worth as both a successful Airbnb and private guest retreat. Positioned on a coveted corner lot with four additional lots surrounding the property for exceptional privacy buffering. Immediate Income Potential: Established Airbnb with proven rental history, STR-friendly area means immediate revenue opportunities, turnkey operation ready for your guests spacious great room with soaring vaulted ceilings, decorative beam accents creating architectural interest, gorgeous "lake blue" accent wall setting the lakeside mood, three comfortable bedrooms accommodating family and friends. Entertainment Paradise: Private covered back patio for morning coffee or evening barbecues, beautifully fenced and gated yard ensuring complete privacy and security, oversized gate accommodating boat storage, bubbling hot tub for ultimate relaxation, cozy fire pit for starlit gatherings, enchanting string lights transforming the space into an entertainment haven. Generous 11x19 storage building for all your lake toys and equipment. Location Perfection: Both properties are steps from the neighborhood park and offer prime Granite Shoals positioning in the heart of Lake LBJ. Year-round constant water levels and a

protected cove with quick open water access. Lake LBJ compounds of this caliber are virtually non-existent. This is your chance to own a complete lakefront lifestyle - where morning coffee on the dock, afternoon adventures on the water, and evening gatherings under the stars become your everyday reality, all while building equity and generating income. Don't let this once-in-a-lifetime opportunity slip away. Schedule your private showing today and discover why this could be the best decision you make this year.

Essential Information

MLS® #	1912377S
Price	\$1,600,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,650
Acres	1.25
Type	Residential
Sub-Type	Single Family Detached
Style	Split Level, Traditional
Status	New
Pool Description	None

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	1001,1004 Shorewood
Area	3100
Subdivision	UNKNOWN
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

Amenities

Amenities	Boat Dock, Boat Ramp, Lake/River Park, Park/Playground, Waterfront Access
Parking	None/Not Applicable

Interior

Interior	Two Living Area, Liv/Din Combo, Separate Dining Room, Island Kitchen, Utility Room Inside, Secondary Bedroom Down, High Ceilings, Open Floor Plan, Laundry Main Level, Walk in Closets, 1st Floor Lvl/No Steps, Shop
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Microwave Oven, Refrigerator, Dishwasher, Built-In Oven, City Garbage service, Disposal, Electric Water Heater, Gas Cooking, Propane Water Heater, Solid Counter Tops, Stacked Washer/Dryer
Heating	Central
Cooling	One Central
Fireplaces	Not Applicable
# of Stories	2
Stories	1.5

Exterior

Exterior	3 Sides Masonry, Stone/Rock, Wood
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Dog Run Kennel, Deck/Balcony, Dock, Gas Grill, Has Gutters, Partial Sprinkler System, Patio Slab, Special Yard Lighting, Sprinkler System, Storage Building/Shed, Mature Trees, Water Front Improved
Lot Description	1/2-1 Acre, Improved Water Front, Lakefront, Mature Trees (ext feat), Water View, Water Access, On Waterfront
Roof	Composition, Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	CALL DISTRICT
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	October 2nd, 2025
Days on Market	1

