

\$1,499,500 - 23521 Flat Creek Dr, Marble Falls

MLS® #2034602

\$1,499,500

4 Bedroom, 4.00 Bathroom, 3,644 sqft

Residential on 2.14 Acres

Travis Oaks Sec 01, Marble Falls, TX

Discover your dream retreat in the heart of Central Texas Hill Country with this stunning lakefront property. Nestled along the Flat Creek arm of the Colorado River, this 3.02-acre estate offers unparalleled privacy and breathtaking views. The sale includes a boat dock and two contiguous lots, with four additional lots available separately. Located in the serene Travis Oaks community, this property feels like your own private cove, just across from Pace Bend Park. The landscape is adorned with mature trees and native flora, creating a tranquil oasis. At the center, a beautiful 4BD/3.5BA limestone home awaits, complete with private tennis courts. The home features an expansive entertainerâ€™s deck, second floor balcony, ground level patio, and a scenic cliffside vista deck, perfect for soaking in the views. Inside, oversized windows frame the lake, enhancing the 3,644 sq ft of living space. The chef-inspired kitchen boasts an oversized island, granite countertops, and GE SS appliances, ideal for hosting gatherings. The primary and guest suites offer ensuite bathrooms and walk-in closets, while the second-floor media room opens to an upper-level balcony. Two additional bedrooms provide space for more guests, a home office, and more. Added conveniences include a main floor guest powder room plus an in-home laundry room. Essential updates include the roof (replaced in 2023), Two updated HVACs, pumped & inspected septic (2024), and a well-maintained water softener. Residents



enjoy exclusive access to a private lakefront park with a boat launch. Nearby attractions include the renowned Flat Creek Vineyards and other hill country destinations. With a low tax rate and easy access to major roads, this secluded haven is just a short drive from Lago Vista, Marble Falls, Cedar Park, and Downtown Austin. Embrace the peaceful hill country lifestyle and make this idyllic lakefront retreat your own. Contact the listing agent for a private showing today!

Built in 1983

Essential Information

MLS® #	2034602
Price	\$1,499,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,644
Acres	2.14
Year Built	1983
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Lake,Panoramic,TreesWoods,Colorado River
Is Waterfront	Yes
Water Body	Colorado River

Community Information

Address	23521 Flat Creek Dr
Area	LN
Subdivision	Travis Oaks Sec 01
City	Marble Falls
County	Travis
State	TX

Zip Code 78654

Amenities

Utilities Cable Available, Electricity Available, Propane, High Speed Internet Available

Features Lake, Park, See Remarks

Parking Attached, Driveway, Garage

of Garages 2

Interior

Interior Carpet, Tile, Vinyl

Appliances Dishwasher, Disposal, Microwave, Stainless Steel Appliance(s), Built-In Oven, Double Oven, Electric Oven, Electric Water Heater, Exhaust Fan, Gas Cooktop, Refrigerator, Water Softener

Heating Central, Electric

of Fireplaces 2

Fireplaces Living Room, Recreation Room, Wood Burning

Stories Three Or More

Exterior

Exterior Features Lighting, Private Yard, Rain Gutters, Balcony, Exterior Steps, See Remarks, Tennis Court(s)

Lot Description Back Yard, Front Yard, Landscaped, Many Trees, Sprinklers Automatic, Sprinklers In Ground, See Remarks, Trees Small Size, Cul-De-Sac, Garden, Native Plants, Trees Medium Size, Views

Roof Composition, Shingle

Construction Masonry, Stone

Foundation Slab

School Information

District Marble Falls ISD

Elementary Colt

Middle Marble Falls

High Marble Falls

Additional Information

Date Listed December 11th, 2024

Days on Website 305

Days on Market 297

HOA Fees 600

HOA Fees Freq. Annually

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