

# \$2,799,000 - 259 Chimney Cove Dr, Marble Falls

MLS® #2063015

**\$2,799,000**

3 Bedroom, 5.00 Bathroom, 4,949 sqft  
Residential on 7.51 Acres

Chimney Cove Estates, Marble Falls, TX

Welcome to the Overlook at Chimney Cove Estates, a beautiful, luxurious WATERFRONT estate perched high on a 7.5-acre gated property with amazing views of the Lake & 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. LED lighting throughout most of the home/outdoors. There are 3 bedrooms, 4.5 baths and a dedicated office with a hidden work area. The home has been designed for functionality & capturing the beauty of the surroundings. Constructed primarily with stone, the property has a sprinkler system, 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 & laundry room have pull out shelves for convenience. The outdoor covered porch has electric shades which provide a seamless transition from the house to the grill, wood burning fireplace, hot tub & gorgeous views.

There are 5 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 & RV hook up is available.



The lakeside amenities include approximately, 300' shoreline, a private dock with ambient lighting, Hydro lift, wave runner lift, durable Trex decking & stainless-steel anchor lines on rollers for auto adjustment to lake levels. A new roof was installed on the cabana in January 2025.

Longhorns add Texas charm as they roam Chimney Rock Estates, qualifying the property for an Ag exemption. Come experience this exceptional, serene property with stunning views and conveniently located with easy access to Marble Falls, Lago Vista, Liberty Hill, Cedar Park & Leander.

Built in 2009

**Essential Information**

MLS® #	2063015
Price	\$2,799,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,949
Acres	7.51
Year Built	2009
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

View	Hills,Lake,Panoramic,Lake Travis
Is Waterfront	Yes
Water Body	Lake Travis

**Community Information**

Address	259 Chimney Cove Dr
Area	LN
Subdivision	Chimney Cove Estates

City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

### **Amenities**

Utilities	Electricity Connected, Propane, Sewer Connected, Water Available
Features	Gated
Parking	Attached, Detached, Garage, Lighted, Circular Driveway, Covered, Door-Multi, Drive Through, Electric Gate, Gated, Private, Storage, Workshop in Garage
# of Garages	8

### **Interior**

Interior	Stone, Wood
Appliances	Dishwasher, Gas Cooktop, Disposal, Gas Range, Ice Maker, Microwave, Oven, Refrigerator, Range Hood, Stainless Steel Appliance(s), Built-In Refrigerator, Propane Cooktop
Heating	Central
# of Fireplaces	4
Fireplaces	Family Room, Stone, Bedroom, Double Sided, Gas, Outside, Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Lighting, Private Yard, Boat Lift, Boat Ramp, Dock, Exterior Steps, Outdoor Grill
Lot Description	Cleared, Sloped Down, Landscaped, Trees Large Size, Private
Roof	Metal
Construction	Stone
Foundation	Slab

### **School Information**

District	Marble Falls ISD
Elementary	Colt
Middle	Marble Falls
High	Marble Falls

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Website	192
Days on Market	110
HOA Fees	750
HOA Fees Freq.	Annually
Gated Community	Yes

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