

\$4,500,000 - 206 Forest Dr, Buchanan Dam

MLS® #2204136

\$4,500,000

12 Bedroom, 11.00 Bathroom, 9,281 sqft

Residential on 10.16 Acres

none, Buchanan Dam, TX

This absolute trophy property presents with the grandeur of nearby Texas State Parklands! About 1 hour from the Texas State Capital, these 10 private acres are prime for a luxury home site, wedding or event venue, STR income, wellness centers, family compound, or corporate use! Features about 1020' of north-facing lake frontage with MILES of panoramic views over deep blue water & open skies, from multiple vantage points. The property includes the private LCRA-built concrete & rock jetty (approx 600' long!) which breaks waves and forms a large "hidden" cove, attractive for swimming and fishing. Well-appointed improvements include 3 separate dwellings high on the lot, a boathouse with an observation deck, beach baths, screened-in open-air canteen, horseshoe and disc golf, and more. The main house features 8 bedrooms, great rooms, flex spaces, storage, sprawling decks, plus a commercially sized kitchen and large laundry room. There are an additional 2-4 bedrooms between the single-story guest house and garage apartment. Enjoy a gently sloping, and terraced lawn, granite rock cliffs, private beaches, and a gracefully winding, asphalt road to the private boat ramp. Incredible view of the historic, approx 2-mile long 1937-built Buchanan Dam, which forms the largest of the Highland Lakes and is situated downstream from the property and past the jetty. There is no HOA and the property is on close-in Lake Buchanan with a remarkably low tax rate



(LCAD) and Burnet Schools. Located discreetly past an unassuming residential area and gate, off a quiet road convenient to Hwy 29. On-site sewer (septic) and municipal water. 1hr from Austin Executive Airport, Austin's new Apple Headquarters, and Austin's Whole Foods on 6th; 10-15min to Kingsland for groceries at HEB or medical care at Baylor Scott and White; 10min to Inks Lake State Park; 1hr 30min to ABIA; 2hrs to San Antonio's Convention Center; and 2hrs 30min, and approximately 3 hours to Houston's IAH and Dallas' DFW airports.

Built in 1998

Essential Information

MLS® #	2204136
Price	\$4,500,000
Bedrooms	12
Bathrooms	11.00
Full Baths	10
Half Baths	1
Square Footage	9,281
Acres	10.16
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Lake,Panoramic,Lake Buchanan
Is Waterfront	Yes
Water Body	Lake Buchanan

Community Information

Address	206 Forest Dr
Area	LL
Subdivision	none
City	Buchanan Dam

County	Llano
State	TX
Zip Code	78609

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Other, Water Connected
Features	None
Parking	Asphalt, Boat, Circular Driveway, Garage, Golf Cart Garage, Guest, Oversized
# of Garages	2

Interior

Interior	Carpet, Concrete
Appliances	Cooktop, Dryer, Free-Standing Refrigerator, Disposal, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Boat Ramp, Exterior Steps, Outdoor Grill, Private Entrance, Private Yard, See Remarks
Lot Description	Sloped Down, Gentle Sloping, Landscaped, Level, Moderate Trees, Private, Sprinklers In Ground, Few Trees, Views
Roof	Spanish Tile
Construction	Frame, Stone Veneer
Foundation	Slab

School Information

District	Burnet CISD
Elementary	RJ Richey
Middle	Burnet (Burnet ISD)
High	Burnet

Additional Information

Date Listed	June 13th, 2025
Days on Website	121
Days on Market	1

Property Listed by: Keller Williams RealtyThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in

purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 12th, 2025 at 7:31am CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.