

\$1,099,900 - 3309 Brasada Ln, Marble Falls

MLS® #2772381

\$1,099,900

3 Bedroom, 2.00 Bathroom, 2,270 sqft

Residential on 3.81 Acres

Chimney Oaks At Lake Travis Sec 01, Marble Falls, TX

Beautiful Lake Travis waterfront retreat in the gated community of Chimney Oaks! This stunning home sits on 3.809 acres with a private boat dock, an attached 2-car garage, and a detached 4-car garage â€” perfect for lake toys, extra vehicles, or a workshop.

Inside, youâ€™ll love the open floor plan, tall ceilings, and no carpet throughout. The kitchen features a large island, granite countertops, tile backsplash, and stainless-steel appliances, opening to a warm living area with a cozy fireplace. The primary suite includes private patio access and a spa-like bath with double vanities, a large walk-in shower, and a soaking tub. The secondary bath also offers a spacious walk-in shower.

Enjoy outdoor living year-round on the covered patio and extended deck, complete with a hot tub overlooking the lake. The southeast exposure provides refreshing breezes even on warm summer days.

Just minutes away, Flat Creek Estate Winery offers the perfect Hill Country escape â€” featuring a bistro and tasting room, vineyard tours, outdoor pavilion dining, an 18-hole championship disc golf course, walking trails, and frequent live music and events.

Youâ€™re also close to Gloster Bend State Park and the Lake Travis boat launch for more



outdoor adventure.

Only 25 minutes from Lago Vista, where youâ€™ll find multiple grocery stores, local dining and shopping, a vibrant food truck park, coffee shops, and other Hill Country favorites.

Experience the best of Lago Vista lakefront living in this rare, private, and beautifully maintained property in Chimney Oaks!

Built in 2004

Essential Information

MLS® #	2772381
Price	\$1,099,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,270
Acres	3.81
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

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

Community Information

Address	3309 Brasada Ln
Area	LN
Subdivision	Chimney Oaks At Lake Travis Sec 01
City	Marble Falls
County	Travis
State	TX
Zip Code	78654

Amenities

Utilities	Electricity Available
Features	Community Mailbox, Gated
Parking	Attached, Garage, Garage Faces Side
# of Garages	6
Garages	Garage Door Opener

Interior

Interior	Carpet, Tile
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Electric Water Heater, Microwave
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Dock, Rain Gutters
Lot Description	Sprinklers In Rear, Sprinklers In Ground, Trees Large Size
Roof	Composition
Construction	Masonry
Foundation	Slab

School Information

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

Additional Information

Date Listed	November 3rd, 2025
Days on Market	1
HOA Fees	800
HOA Fees Freq.	Annually
Gated Community	Yes

Property Listed by: Keller Williams Realty-RR WC
The 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 November 4th, 2025 at 2:01pm CST. 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.