# \$1,399,000 - 1112 Sw Pecan Dr Sw, Marble Falls

MLS® #3506388

## \$1,399,000

3 Bedroom, 2.00 Bathroom, 2,410 sqft Residential on 0.51 Acres

Pecan Valley, Marble Falls, TX

Fabulous Lake Marble Falls home with approximately 59' of waterfront and a gentle, park-like ½-acre sloping to the water. 2,410 SF,

originally 1971 and beautifully remodeled in 2018, then designer-decoratedâ€"furnishings convey for a true turn-key experience. Floor plan features 3 bedrooms, 2 baths, plus a flex room currently outfitted as a 4th bedroom. Outdoor living shines with a boathouse, dock, and hydraulic boat lift (approx. 10,000-lb capacity). Lake Marble Falls is a pass-through/controlled-level lake, so water levels are typically stableâ€"without the big drops seen on Travis

Ready for full-time living or weekend lake escapes.

Minutes to H-E-B, dining, and all the Hill

Country fun. This one won't last!

or Buchananâ€"ideal for year-round use.

Built in 1971

#### **Essential Information**

MLS® # 3506388

Price \$1,399,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 2,410

Acres 0.51

Year Built 1971







Type Residential

Sub-Type Single Family Residence

Status Active

### Water Feature/View

View Lake, Lake Marble Falls

Is Waterfront Yes

Water Body Lake Marble Falls

## **Community Information**

Address 1112 Sw Pecan Dr Sw

Area BU

Subdivision Pecan Valley
City Marble Falls

County Burnet
State TX

Zip Code 78654

## **Amenities**

Utilities Electricity Connected, Sewer Connected

Features Lake, Park

Parking None

# of Garages 2

#### Interior

Interior Tile

Appliances Dryer, Dishwasher, Electric Cooktop, Electric Range, Electric Water

Heater, Free-Standing Electric Range, Disposal, Refrigerator, Washer

Heating Central

# of Stories 1

Stories One

#### **Exterior**

Exterior Features Boat Lift, Dock, Lighting, Rain Gutters

Lot Description Back Yard, Front Yard, Gentle Sloping, Sprinklers Automatic, Sprinklers

In Ground, Trees Large Size, Views

Roof Composition

Construction Brick Foundation Slab

### **School Information**

District Marble Falls ISD

Elementary Marble Falls
Middle Marble Falls
High Marble Falls

### **Additional Information**

Date Listed October 6th, 2025

Days on Website 28
Days on Market 23
HOA Fees 35

HOA Fees Freq. Annually

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