

\$875,000 - 106 & 104 Agarita Dr, Burnet

MLS® #3690287

\$875,000

3 Bedroom, 3.00 Bathroom, 2,068 sqft
Residential on 0.83 Acres

Cassie, Burnet, TX

106 & 104 Agarita Drive are 2 separate adjacent legal lots with a combined 200' of lakefront onto Lake Buchanan (See Attached Property Survey Copies for Specific Details) . Both properties are being offered for Sale as a "Package Deal" and both properties must be Closed/Funded by the same Buyer(s) in tandem with the other. The combined properties consist of .83 Acres and feature a beautifully maintained Single Family Residence with Attached 2 Car Garage & Screened Porch located on Lot 8 known as 106 Agarita Drive , and a detached Large Metal Boat Barn located on Lot 9 known as 104 Agarita Drive, perfect for storing Boats, Jet Skis, Water Toys & Cars. There is also a private well located on Lot 8 that provides water exclusively for the Landscaping / Sprinkler System that services both Lot 8 & 9. Potable Water Service to the property is provided by Central States Water Resources (a Private Water Company) and the house utilizes a seller owned Water Softener & Reverse Osmosis System to provide filtered drinking water and water to the refrigerator ice maker. Agarita Drive is located on a Peninsula that extends out into Lake Buchanan, and 106 & 104 Agarita are located on the "protected side" resulting in calmer water typically along the shoreline that draws frequent waterfowl (Geese /Ducks/Herons) to the property year round. The Lake Bed along the edge of the property is gently sloping with a sand bottom - ideal for kayaking & paddle



boarding. The Cassie Subdivision HOA maintains a private boat ramp for homeowners day use to launch watercraft.

Built in 1995

Essential Information

MLS® #	3690287
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,068
Acres	0.83
Year Built	1995
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

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

Community Information

Address	106 & 104 Agarita Dr
Area	BU
Subdivision	Cassie
City	Burnet
County	Burnet
State	TX
Zip Code	78611

Amenities

Utilities	Electricity Connected, Natural Gas Not Available, Sewer Not Available, Water Connected
Features	See Remarks
Parking	Attached, Detached, Garage Faces Front, Garage, Lighted, See Remarks, Tandem

of Garages 6

Interior

Interior Carpet, Tile

Appliances Dryer, Dishwasher, Electric Water Heater, Free-Standing Gas Range, Disposal, Microwave, Water Softener Owned, Vented Exhaust Fan, Washer

Heating Central, Electric

of Fireplaces 1

Fireplaces Gas Log, Propane

of Stories 2

Stories Two

Exterior

Exterior Features Private Yard, Rain Gutters

Lot Description Back Yard, Sloped Down, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Views

Roof Metal

Construction Brick Veneer, HardiPlank Type, Masonry

Foundation Slab

School Information

District BurnetCONSISD

Elementary Burnet

Middle Burnet (Burnet ISD)

High Burnet

Additional Information

Date Listed July 27th, 2025

Days on Website 77

Days on Market 62

HOA Fees 150

HOA Fees Freq. Annually

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