

\$549,997 - 839 Cypress Ln, Cottonwood Shores

MLS® #3810259

\$549,997

4 Bedroom, 4.00 Bathroom, 2,499 sqft
Residential on 0.11 Acres

Yellowstone, Cottonwood Shores, TX

Nestled between the serene charm of Horseshoe Bay and the vibrant allure of Marble Falls, this modern Cottonwood Shores residence offers an idyllic retreat in one of the neighborhood's most picturesque enclaves. Perfectly positioned within strolling distance of Lake Marble Falls and its convenient boat ramp, this home invites water enthusiasts to embrace the joys of lakeside living. Just a five-minute drive away, a second boat ramp provides swift access to the shimmering waters of Lake LBJ, reinforcing the community's celebrated title as the "City on Two Lakes."

Built just three years ago, this 4-bedroom, 4-bathroom masterpiece spans two thoughtfully designed levels, offering an office and dual living areas to suit both productivity and relaxation. The first floor impresses with 9-foot ceilings, while the second floor soars with vaulted heights, creating an airy, open ambiance. At the heart of the home lies a stunning 11.5-foot quartz countertop island in the kitchen—a striking centerpiece for gatherings and gourmet creations. This residence isn't just a house; it's a lifestyle waiting to be discovered. Imagine mornings by the lake, afternoons in the park, and evenings savoring culinary artistry—all within reach. Step inside, and let this Cottonwood Shores gem inspire your next chapter. If buyer is looking for a larger lot or just a little more yard space, there are 3 lots



adjacent to the existing back/side yard.
Double, Triple or Quadruple your lot and add another home such as a mother-in -law or tiny home for rental use. Potential is unlimited!

Built in 2022

Essential Information

MLS® #	3810259
Price	\$549,997
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,499
Acres	0.11
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Neighborhood,TreesWoods
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Community Information

Address	839 Cypress Ln
Area	BU
Subdivision	Yellowstone
City	Cottonwood Shores
County	Burnet
State	TX
Zip Code	78657

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Dog Park, Fishing, Lake, Park
Parking	Door-Single, Garage Faces Front, Garage
# of Garages	2
Garages	Garage Door Opener

Interior

Interior	Tile
Appliances	Dishwasher, Disposal, Microwave, Free-Standing Electric Oven
Heating	Central
Stories	One and One Half

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard
Roof	Composition
Construction	Board & Batten Siding
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 13th, 2025
Days on Website	234
Days on Market	151

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