

# \$1,495,000 - 1104 Hill Circle West Dr, Granite Shoals

MLS® #4882570

**\$1,495,000**

3 Bedroom, 4.00 Bathroom, 2,540 sqft

Residential on 0.50 Acres

Woodland Hills, Granite Shoals, TX

Granite Shoals waterfront gem! Short term rental allowed with city permit. This sprawling home sits on a double lot with 126 feet of water front. Three bedroom, three bath, private primary suite with office. Beautifully tiered landscape, deck over boat dock, 7000 lb boat lift with beefed up cables and motor, 5 car garage great for storing boat and jet ski trailers, great location very easy to access from Valley View Lane.

This entire property has been meticulously maintained and had extensive upgrades including spray foam insulation, updated kitchen and bathrooms, atrium connecting main house to garages, extra half bath in garage, hot tub, beautiful outdoor living spaces, contact agent for full list of features and upgrades. Transferable Premium Home Warranty through January 13, 2026!

Built in 1984

## Essential Information

MLS® #	4882570
Price	\$1,495,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,540
Acres	0.50



Year Built	1984
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Water Feature/View**

View	Lake,Neighborhood,TreesWoods,Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ

### **Community Information**

Address	1104 Hill Circle West Dr
Area	BU
Subdivision	Woodland Hills
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

### **Amenities**

Utilities	Sewer Connected, Water Connected
Features	None
Parking	Attached, Garage Faces Front
# of Garages	5

### **Interior**

Interior	Carpet, Tile
Appliances	Dishwasher, Disposal, Microwave, Built-In Electric Range
Heating	Central
# of Fireplaces	1
Fireplaces	Electric
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Rain Gutters, Boat Lift, Boat Slip, Dock, Exterior Steps
Lot Description	Backs to Greenbelt/Park, Irregular Lot, Landscaped, Trees Medium Size, Trees Small Size, Views
Roof	Metal

Construction	Frame, Spray Foam Insulation
Foundation	Slab

**School Information**

District	Marble Falls ISD
Elementary	Highland Lake
Middle	Marble Falls
High	Marble Falls

**Additional Information**

Date Listed	September 28th, 2024
Days on Website	352
Days on Market	372

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