\$1,000,000 - 912 Hill Circle West Dr, Granite Shoals

MLS® #4902669

\$1,000,000

3 Bedroom, 1.00 Bathroom, 1,420 sqft Residential on 0.22 Acres

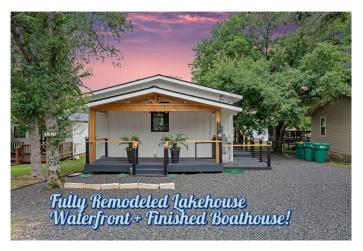
Woodland Hills, Granite Shoals, TX

Rare Find: Positioned on a deep, open-water coveâ€"not a narrow canalâ€"this is true lakefront living. Perfect for swimming right off the dock, lounging on lily pads, and hosting unforgettable waterfront gatherings.

Welcome to your reimagined lakeside escape in the heart of Granite Shoalsâ€"one of Lake LBJ's most sought-after & laid back waterfront communities + lake towns. This turnkey retreat combines modern Hill Country luxury with lifestyle ease, offering direct lake access, a fully renovated private boathouse with guest suite and jet ski slip, and over \$300K in high-end upgrades. Every detail has been thoughtfully curated for full-time living, weekend getaways, or a high-performing short-term rental. If a second bathroom is added off of the boat house it could serve as a second unit for a bed and breakfast for the future or true In-law apartment on the water!

Inside, the open-concept layout is anchored by a dramatic floor-to-ceiling window wall that floods the space with natural light and captures panoramic lake views. The custom kitchen with a beautiful Emerald Green Quartzite waterfall island, and spa-like bathroom are fully remodeled with stylish, high-quality finishes you won't find in a typical flip or cookie-cutter renovation.

The boathouse is a a wellness sanctuary with a built-in sauna for hot/cold therapy, plus new







siding, windows, and flooring that make it a true extension of the home.

Additional highlights include:

Brand-new septic system (with space left for a future pool)

New roofs on main house + boathouse

Whole-home water filtration

Bathroom Remodel ~40K

Kitchen Remodel ~40K

Window Wall ~20K

Upper + Lower Deck Remodel

Granite Shoals offers 19 city parks, boat ramps, tennis courts, and trailsâ€"all just 10 minutes from Marble Falls for groceries, dining, and local wineries, and under an hour to Austin for work or play.

Come check out this stunning/ very unique property and make every day a vacation!

Built in 1965

Essential Information

MLS® # 4902669

Price \$1,000,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,420

Acres 0.22

Year Built 1965

Type Residential

Sub-Type Single Family Residence

Status Active

Water Feature/View

View Lake, Panoramic, Water, Lake LBJ

Is Waterfront Yes

Water Body Lake LBJ

Community Information

Address 912 Hill Circle West Dr

Area BU

Subdivision Woodland Hills
City Granite Shoals

County Burnet
State TX
Zip Code 78654

Amenities

Utilities Cable Connected, Electricity Connected, Water Connected

Features Lake, Park, Trails/Paths

Parking Driveway, Electric Vehicle Charging Station(s), Open

Interior

Interior Tile, Vinyl

Appliances Dryer, Dishwasher, Electric Range, Refrigerator, Washer

Heating Electric

of Stories 1

Stories One

Exterior

Exterior Features Balcony, Boat Slip, Dock

Lot Description Back Yard, Landscaped, Private, Trees Medium Size

Roof Composition, Shingle

Construction Vinyl Siding

Foundation Pillar/Post/Pier, Raised

School Information

District Marble Falls ISD

Elementary Marble Falls

Middle Marble Falls

High Marble Falls

Additional Information

Date Listed July 16th, 2025

Days on Website 88

Days on Market 59

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