

# \$400,000 - 4307 Cottonwood Dr, Cottonwood Shores

MLS® #5213563

## \$400,000

3 Bedroom, 2.00 Bathroom, 1,440 sqft  
Residential on 0.23 Acres

Bluff View, Cottonwood Shores, TX

Home is located just down the street from average and upscale restaurants, entertainment area with public available use pickleball courts. Close to the Community Center and Park. House is located in the city zoned CUD(Conditional Use District). For possible business use, your business plan would have to be submitted to the City for approval. Owner would consider Seller Financing with a minimum of 25% down payment with an acceptable Offer. Hail damaged roof doesn't leak, but can be replaced with an accepted Offer before Closing. Foundation has some settling issues, and home is being sold "As Is" regarding that issue. Home would make a good Rental and /or 1031 Tax, Buy and Hold property for future Commercial uses based on it's close location to the popular area happening spots!

Built in 1984

## Essential Information

MLS® #	5213563
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,440
Acres	0.23
Year Built	1984



Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Water Feature/View**

View	Hills
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### **Community Information**

Address	4307 Cottonwood Dr
Area	BU
Subdivision	Bluff View
City	Cottonwood Shores
County	Burnet
State	TX
Zip Code	78657

### **Amenities**

Utilities	Above Ground Utilities, Electricity Connected, Other
Features	Playground, Park
Parking	Concrete, Driveway, Garage Faces Front, Garage, Paved, Storage
# of Garages	1

### **Interior**

Interior	Carpet, Tile, Vinyl
Appliances	Dryer, Dishwasher, Electric Water Heater, Free-Standing Electric Range, Free-Standing Refrigerator, Range Hood, Trash Compactor, Vented Exhaust Fan, Washer
Heating	Ceiling, Central, Electric
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Trees Large Size
Roof	Asbestos Shingle
Construction	Frame, Masonry, Stone, Vertical Siding, Wood Siding
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	October 10th, 2025
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Days on Website	2
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Days on Market	1
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