# \$549,000 - 301 Twilight Ln, Granite Shoals

MLS® #5331137

## \$549,000

3 Bedroom, 3.00 Bathroom, 1,507 sqft Residential on 0.27 Acres

Bel Air Sherwood Shores, Granite Shoals, TX

PRICED WELL BELOW TAX APPRAISAL!! Looking for the perfect spot to kick back & enjoy lake life with your very own private boat dock, but on a limited budget? Affordable, low-maintenance, & all about the lake lifestyleâ€"this is your chance to make waterfront living on Lake LBJ a reality. This cute, funky, low-priced lakefront bungalow has it all! Tucked away on a quiet, private canal, you'II save \$\$ but be cruising out on open water in seconds. Spend your days on the private dock soaking up the sun, fire up the grill on either of the two huge decks overlooking the lake, or relax in your privacy fenced yard with plenty of space to spread out, thanks to the spacious private lot. Inside, you'II find beautiful flooring, stainless steel appliances, 2 bedrooms plus a 3rd bedroom/flexible bonus room (great for extra guests or as additional living space), & 2 & 1/2 baths. Need more storage for all your lake toys, tools or equipment? No problemâ€"the extra storage rooms on the dock and the large, separate storage building will make lake life both easy & organized. Offering the perfect balance of comfort, value, & water access with its great location & affordable price, this property is a rare findâ€"ideal as a full-time residence, weekend retreat, or income-producing rental. Worried that you may not be able to use the property as much as you would like? Both short & long term rentals are allowed, ensuring your investment for years to come. Grab this one before it's gone,







& experience what lake living is all about!

Canal is in process of clean up from recent storms, so snatch this one before other buyers see it!

#### Built in 1984

### **Essential Information**

MLS® # 5331137 Price \$549,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,507 Acres 0.27 Year Built 1984

Type Residential

Sub-Type Single Family Residence

Status Active

### Water Feature/View

View Lake,Lake LBJ

Is Waterfront Yes

Water Body Lake LBJ

# **Community Information**

Address 301 Twilight Ln

Area BU

Subdivision Bel Air Sherwood Shores

City Granite Shoals

County Burnet
State TX
Zip Code 78654

### **Amenities**

Utilities Electricity Connected, Phone Available, Sewer Connected, Water

Connected

Features Common Grounds/Area, Lake, Playground, Park, Planned Social

**Activities** 

Parking Direct Access, Driveway, Kitchen Level, Open, Outside

Interior

Interior Tile

Appliances Dryer, Dishwasher, Electric Range, Disposal, Microwave, Refrigerator,

Stainless Steel Appliance(s), Washer

Heating Central

# of Stories 2
Stories Two

## **Exterior**

Exterior Features Exterior Steps, Gas Grill, Private Entrance, Private Yard, Boat Lift, Dock

Lot Description Front Yard, Interior Lot, Level, Few Trees, Trees Large Size, Views

Roof Metal

Construction HardiPlank Type, Metal Siding, Stone, Wood Siding

Foundation Slab

### **School Information**

District Marble Falls ISD

Elementary Highland Lake

Middle Marble Falls

High Marble Falls

### **Additional Information**

Date Listed August 30th, 2025

Days on Website 63

Days on Market 38

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