

# \$1,299,900 - 214 Mallard Point, Granite Shoals

MLS® #569347

**\$1,299,900**

3 Bedroom, 3.00 Bathroom, 2,069 sqft  
Residential on 0.35 Acres

(LBJWF) LBJ Waterfront, Granite Shoals, Texas

Experience the ultimate lakefront lifestyle with this beautiful 3-bedroom, 2.5-bathroom home on the shores of Lake LBJ. Situated on a .347-acre lot with 2,069 sqft of living space, this property offers beautiful water views and endless opportunities for relaxation and recreation. The open floor plan is bright and inviting, featuring windows that capture stunning lake views. The spacious primary suite provides a serene retreat with an ensuite bath and picturesque views of the lake. Step outside to enjoy an expansive deck, wrap around porch, and beautifully landscaped yard, perfect for gatherings or quiet moments by the water. With a private dock and storage, you'll have easy access to boating, fishing, and water activities right from your backyard. Property also features a spacious detached 2 car garage with workshop and additional storage. Whether you're looking for a full-time residence, a weekend getaway, or a vacation rental investment, this exceptional property is your gateway to lakeside living.



Built in 2002

## Essential Information

MLS® #	569347
Price	\$1,299,900
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	2,069
Acres	0.35
Year Built	2002
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

### **Water Feature/View**

View	Panoramic, Water
Is Waterfront	Yes
Water Body	Lake LBJ

### **Community Information**

Address	214 Mallard Point
Subdivision	(LBJWF) LBJ Waterfront
City	Granite Shoals
County	Bexar
State	Texas
Zip Code	78654

### **Amenities**

Utilities	Electricity Available, Phone Available, Trash Collection Public
Features	None
Parking	Detached, Garage, Oversized
# of Garages	2
Garages	Garage Door Opener

### **Interior**

Interior	Carpet, Ceramic Tile, Laminate
Appliances	Dishwasher, Electric Cooktop, Disposal, Some Electric Appliances, Microwave
Heating	Central, Electric
Cooling	Central Air, OneUnit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning

# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Deck, Private Yard, Boat Lift, Dock
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Fiberglass Siding
Foundation	Pillar/Post/Pier

### **School Information**

District	Marble Falls ISD
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### **Additional Information**

Date Listed	February 7th, 2025
Days on Website	246
Days on Market	92

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