

# \$1,350,000 - 1214 Pecan Dr, Marble Falls

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MLS® #6721703

**\$1,350,000**

2 Bedroom, 2.00 Bathroom, 2,050 sqft

Residential on 0.53 Acres

Pecan Valley, Marble Falls, TX

Welcome to your charming lakefront retreat at 1214 Pecan Drive in Marble Falls, TX! Nestled on a generous 23,086 square foot lot, this delightful 2-bedroom, 2-bathroom home offers 2,050 square feet of comfortable living space, ideal for both relaxation and entertainment.

Step inside to find an inviting interior featuring a cozy fireplace, perfect for warming up on cooler Texas evenings. The home boasts modern conveniences like central AC and central heating, ensuring year-round comfort. The kitchen comes equipped with a dishwasher and a range, complemented by electric dryer and washer hookups to meet your practical needs.

The property's exterior is equally impressive, providing ample opportunities for outdoor enjoyment. You'll love spending sunny days on your spacious deck or patio, enjoying the common outdoor space, or shooting hoops at your very own basketball court. The attached garage adds convenience, while the additional parking included ensures ample space for guests.

With features like tile and vinyl floors, a porch for rocking chairs, and laundry facilities in the building, this home combines functionality with charm. Don't miss your opportunity to own this picturesque piece of Marble Falls, where you can create lasting memories surrounded by the natural beauty of Texas Hill Country.



For more information or to schedule a tour,  
feel free to reach out!

Built in 1977

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 6721703                 |
| Price          | \$1,350,000             |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,050                   |
| Acres          | 0.53                    |
| Year Built     | 1977                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### **Water Feature/View**

|               |                              |
|---------------|------------------------------|
| View          | Hills,Lake,Lake Marble Falls |
| Is Waterfront | Yes                          |
| Water Body    | Lake Marble Falls            |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 1214 Pecan Dr |
| Area        | BU            |
| Subdivision | Pecan Valley  |
| City        | Marble Falls  |
| County      | Burnet        |
| State       | TX            |
| Zip Code    | 78654         |

### **Amenities**

|              |                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------|
| Utilities    | Cable Available, Electricity Connected, High Speed Internet Available, Phone Available, Sewer Connected, Water Connected |
| Features     | Lake, Park, Curbs                                                                                                        |
| Parking      | Attached, Door-Single, Driveway, Garage Faces Front, Garage, Paved                                                       |
| # of Garages | 2                                                                                                                        |

## Interior

|                 |                                                                                                     |
|-----------------|-----------------------------------------------------------------------------------------------------|
| Interior        | Tile, Vinyl                                                                                         |
| Appliances      | Dryer, Dishwasher, Electric Water Heater, Disposal, Microwave, Washer, Free-Standing Electric Range |
| Heating         | Central                                                                                             |
| # of Fireplaces | 1                                                                                                   |
| Fireplaces      | Living Room, Double Sided                                                                           |
| # of Stories    | 1                                                                                                   |
| Stories         | One                                                                                                 |

## Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Exterior Steps, Boat Slip                                                                                                                     |
| Lot Description   | Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Landscaped, Sprinklers Automatic, Sprinklers On Side, Trees Large Size, Views |
| Roof              | Composition, Shingle                                                                                                                          |
| Construction      | Brick                                                                                                                                         |
| Foundation        | Slab                                                                                                                                          |

## School Information

|            |                  |
|------------|------------------|
| District   | Marble Falls ISD |
| Elementary | Marble Falls     |
| Middle     | Marble Falls     |
| High       | Marble Falls     |

## Additional Information

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 24th, 2025 |
| Days on Website | 28                   |
| Days on Market  | 1                    |
| HOA Fees        | 47                   |
| HOA Fees Freq.  | Annually             |

Property Listed by: Compass RE Texas, LLC  
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