

\$450,000 - 3725 Lakeview Dr, Cottonwood Shores

MLS® #6907954

\$450,000

0 Bedroom, 0.00 Bathroom,
Land / Farm on 1.58 Acres

Highland Lakes Acres, Cottonwood Shores,
TX

MLS# 173820 | 1.58 Acres | 100' of
Waterfront | \$450,000



Lake Marble Falls | Compass | Austin Luxury
Group

Discover a rare and exceptional opportunity to
own a spectacular 1.58-acre waterfront lot on
the tranquil shores of Lake Marble Falls.

Nestled beneath a canopy of majestic oak
trees, this beautifully treed parcel offers 100
feet of prime waterfront and a newly
constructed bulkhead, perfectly framing your
future lakefront retreat.

This one-of-a-kind property combines natural
beauty and investment potential in one of the
most sought-after areas of the Highland
Lakes. The expansive lot provides ample
space to design and build your custom dream
home or luxury getaway, with plenty of room
for outdoor living, lakeside entertaining, and
future enhancements such as a private boat
dock or pool.

Enjoy endless days of water recreation,
fishing, paddleboarding, and sunset views, all
from the comfort of your own backyard.
Whether you envision a peaceful lakeside
escape or a bold architectural statement, this

property offers unmatched flexibility and timeless appeal.

Represented by Chris Purcell | Compass | Austin Luxury Group, this exclusive offering delivers both lifestyle and location in the heart of the Texas Hill Country.

Schedule your private tour today and let your lakefront dream begin.

Water front, debris to be removed

Essential Information

MLS® #	6907954
Price	\$450,000
Bathrooms	0.00
Acres	1.58
Type	Land / Farm
Sub-Type	Unimproved Land
Status	Active

Water Feature/View

View	Rural,TreesWoods,Water,Lake Marble Falls
Is Waterfront	Yes
Water Body	Lake Marble Falls

Community Information

Address	3725 Lakeview Dr
Area	BU
Subdivision	Highland Lakes Acres
City	Cottonwood Shores
County	Burnet

State	TX
Zip Code	78657

Amenities

Utilities	Above Ground Utilities, Electricity Available
Features	Common Grounds/Area, Dog Park, Fishing, Lake, Playground, Park, Planned Social Activities, Sport Court(s)

Exterior

Lot Description	Back Yard, Level, Few Trees, Trees Large Size, Trees Medium Size, Trees Small Size, Views
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School Information

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

Additional Information

Date Listed	June 4th, 2025
Days on Website	152
Days on Market	42

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