

\$2,350,000 - 21 Beaver Is, Marble Falls

MLS® #7128545

\$2,350,000

3 Bedroom, 2.00 Bathroom, 2,673 sqft

Residential on 0.25 Acres

Beaver Island, Marble Falls, TX

Beautiful Beaver Island on Lake LBJ!

Welcome to 21 Beaver Island designed for the ultimate lake life. Boasting a stunning 105' of north-facing open waterfront at the lake's widest expanse, this stylish 3-bedroom, 2.5-bath retreat offers unparalleled views and access to the vibrant recreational heart of Texas Hill Country, just 45 minutes northwest of Austin and 90 minutes north of San Antonio. Lake LBJ, a beloved Texan destination, sets the stage for endless adventures—boating, fishing, paddleboarding, kayaking, and swimming in its blue waters. Step inside this lakeside haven to an open-concept living space where phenomenal lake views pour through expansive windows. The gourmet kitchen, with a spacious island, flows seamlessly into the living area, perfect for hosting friends and family. A large game/media room adds fun for all ages, while three bedrooms, including a luxurious primary suite with a private balcony overlooks the lake. Outside, expansive outdoor entertaining areas invite gatherings under the Texas sky, with a boathouse ready to accommodate the largest watercraft for lake explorations. Beaver Island's tight-knit community of 41 homes, connected by a charming causeway, fosters a warm, welcoming vibe. This retreat is ideal for everyday living or weekend getaways. Discover your forever lake home at 21 Beaver Island—where every day feels like a vacation! Life is Short! Buy the Lake House!



Built in 1987

Essential Information

MLS® #	7128545
Price	\$2,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,673
Acres	0.25
Year Built	1987
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Lake,Water,Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ

Community Information

Address	21 Beaver Is
Area	BU
Subdivision	Beaver Island
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Electricity Connected, Sewer Connected, Underground Utilities, Water Connected
Features	See Remarks
Parking	None

Interior

Interior	Carpet, Tile
Appliances	Dryer, Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Washer
Heating	Central

# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Dock, Uncovered Courtyard
Lot Description	Back Yard, Landscaped, Sprinklers Automatic
Roof	Composition
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

District	Marble Falls ISD
Elementary	Highland Lake
Middle	Marble Falls
High	Marble Falls

Additional Information

Date Listed	October 5th, 2025
Days on Website	7
Days on Market	1
HOA Fees	800
HOA Fees Freq.	Annually

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