

\$1,127,000 - 208 Iris Ln, Buchanan Dam

MLS® #7375175

\$1,127,000

4 Bedroom, 4.00 Bathroom, 3,375 sqft

Residential on 1.28 Acres

Floyd Acres, Buchanan Dam, TX

Discover an exclusive waterfront retreat on Lake Buchanan—a rare find offering 1.3 acres of Texas Hill Country beauty with approx. 334 ft of private waterfront. This 3,375 sq ft, 4-bed, 3-bath home is perfectly positioned to capture wide-open lake views and deliver the best of lakeside living. Inside, enjoy a bright, open layout with expansive living and dining spaces that flow into a modern kitchen featuring quartz counters, a gas range, open shelving, and sleek tile backsplash. A newly added sunroom houses a private hot tub room overlooking the lake, creating a relaxing year-round retreat. Other highlights include a luxurious walk-in tile shower, a dedicated craft room, and 2 bedrooms that enjoy peaceful water views. Recent upgrades include a new LCRA-approved septic system (2025), new roof (2020), updated windows, HVAC, well house, driveway, and fresh paint inside and out. The lake is full and ready for fun—enjoy boating, fishing, and swimming just steps from your backyard. During lower lake levels, explore the expanded shoreline, natural rock features, and hidden trails. Whether you're looking for a primary residence, weekend getaway, this lakefront gem delivers comfort, space, and unbeatable waterfront living.

Built in 1972

Essential Information



MLS® #	7375175
Price	\$1,127,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,375
Acres	1.28
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Lake,Lake Buchanan
Is Waterfront	Yes
Water Body	Lake Buchanan

Community Information

Address	208 Iris Ln
Area	LL
Subdivision	Floyd Acres
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Common Grounds/Area, Fishing
Parking	Garage Faces Front
# of Garages	2

Interior

Interior	Concrete, Tile, Vinyl, Wood
Appliances	Dishwasher, Exhaust Fan, Electric Water Heater, Disposal, Gas Range, Ice Maker, Microwave
Heating	Central
# of Stories	1

Stories	One
Exterior	
Exterior Features	Dock, No Exterior Steps, Private Yard
Lot Description	Cleared, Few Trees
Roof	Composition
Construction	Masonry, Wood Siding
Foundation	Slab

School Information

District	BurnetCONSISD
Elementary	Burnet
Middle	Burnet (Burnet ISD)
High	Burnet

Additional Information

Date Listed	March 3rd, 2025
Days on Website	262
Days on Market	158
HOA Fees	60
HOA Fees Freq.	Annually

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