

# \$495,000 - 837 Birch Ln, Cottonwood Shores

MLS® #7728013

**\$495,000**

4 Bedroom, 3.00 Bathroom, 2,086 sqft

Residential on 0.22 Acres

None, Cottonwood Shores, TX

This beautifully designed 4-bedroom, 3-bathroom home is ideal for families or those who love to entertain. High-end finishes include custom cabinetry, luxury vinyl plank flooring and quartz countertops throughout. The spacious kitchen features a large island with seating, oversized range, a walk-in pantry with tons of storage and a built-in wine/coffee bar. The open-concept living and dining area has a vaulted ceiling and an electric fireplace, creating a warm, welcoming atmosphere. The primary suite is one you'll never want to leave, complete with its own vaulted ceiling, electric fireplace, private access to the back porch, and a luxurious en-suite bathroom with a soaking tub, walk-in shower, dual vanities, and a large walk-in closet with direct access to the laundry room. Sliding doors in the living room lead to an oversized covered back porch ideal for relaxing or entertaining outdoors. Thoughtfully constructed to maximize usable yard space, and a gate already installed for boat or RV parking. Just steps away from a scenic nature preserve, Noah Thompson Park with water access, a boat ramp, skate park, and multiple neighborhood parks. Short-term rentals are allowed. Be the first to call this stunning home yours!

Built in 2025

## Essential Information

MLS® # 7728013



|                |                         |
|----------------|-------------------------|
| Price          | \$495,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,086                   |
| Acres          | 0.22                    |
| Year Built     | 2025                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### **Water Feature/View**

|      |       |
|------|-------|
| View | Hills |
|------|-------|

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 837 Birch Ln      |
| Area        | BU                |
| Subdivision | None              |
| City        | Cottonwood Shores |
| County      | Burnet            |
| State       | TX                |
| Zip Code    | 78657             |

### **Amenities**

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Utilities    | Electricity Connected, Sewer Connected, Water Connected                                                |
| Features     | Barbecue, Lake, Playground, Park, Trails/Paths                                                         |
| Parking      | Concrete, Driveway, Garage Faces Front, Garage, Kitchen Level, Off Street, RV Access/Parking, RV Gated |
| # of Garages | 2                                                                                                      |
| Garages      | Garage Door Opener                                                                                     |

### **Interior**

|                 |                                                                                                                                                                                      |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Tile, Vinyl                                                                                                                                                                          |
| Appliances      | Exhaust Fan, Electric Water Heater, Free-Standing Electric Oven, Refrigerator, Range Hood, Stainless Steel Appliance(s), Vented Exhaust Fan, Free-Standing Electric Range, Ice Maker |
| Heating         | Central                                                                                                                                                                              |
| # of Fireplaces | 2                                                                                                                                                                                    |
| Fireplaces      | Electric                                                                                                                                                                             |

|              |     |
|--------------|-----|
| # of Stories | 1   |
| Stories      | One |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Playground, Sport Court, Boat Ramp                                        |
| Lot Description   | Back Yard, Front Yard, Landscaped, Sprinklers Automatic, Few Trees, Views |
| Roof              | Composition                                                               |
| Construction      | Board & Batten Siding, Spray Foam Insulation                              |
| Foundation        | Slab                                                                      |

## School Information

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

## Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 10th, 2025 |
| Days on Website | 116             |
| Days on Market  | 86              |

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