

\$535,000 - 100 Colby Canyon Dr, Burnet

MLS® #8571578

\$535,000

3 Bedroom, 3.00 Bathroom, 2,277 sqft

Residential on 0.41 Acres

Hills Of Shady Grove, Burnet, TX

Gorgeous 3 BD 2.5 BTH open floor plan home on 0.41 acre lot located in Burnet, TX the bluebonnet Capital of Texas. Burnet is a town known for its lakes, golfing, boating, fishing, camping and the Bluebonnet Festival of Texas. Not only will you find this property full of charm and beauty, but Burnet is also an excellent place if you enjoy the outdoors!

This open floor plan home boasts comfort and relaxation. The living room has high ceilings, a fireplace, bookcases on either side of fireplace, and windows looking out to the covered back patio. The kitchen looks out to the living area and has a roomy breakfast area.

The formal dining area can be used as an office area. The master bedroom is spacious along with master bath that has a separate shower, a slipper tub, double vanities, and a walk-in closet. There's plenty of natural lighting in the home and a back covered porch for entertaining. Beautiful landscaping that sits on a corner lot and it has a sprinkler system.

Built in 2022

Essential Information

MLS® #	8571578
Price	\$535,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	2,277
Acres	0.41
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Neighborhood
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Community Information

Address	100 Colby Canyon Dr
Area	BU
Subdivision	Hills Of Shady Grove
City	Burnet
County	Burnet
State	TX
Zip Code	78611

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Curbs, Sidewalks
Parking	Attached, Driveway
# of Garages	2

Interior

Interior	Laminate, Tile
Appliances	Dishwasher, Disposal, Electric Range, Electric Water Heater, Exhaust Fan, Free-Standing Range, Microwave, Stainless Steel Appliance(s)
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Rain Gutters
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Lot Description	Back Yard, Corner Lot, Trees Small Size
Roof	Composition
Construction	Masonry, Stone Veneer, Stucco
Foundation	Slab

School Information

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

Additional Information

Date Listed	September 22nd, 2024
Days on Website	372
Days on Market	386
HOA Fees	110
HOA Fees Freq.	Annually

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