

# \$1,675,000 - 306 Bluebird Cir, Marble Falls

MLS® #9126809

**\$1,675,000**

3 Bedroom, 4.00 Bathroom, 3,046 sqft

Residential on 0.03 Acres

Highland Haven, Marble Falls, TX

Welcome to your dream lakefront retreat on the coveted shores of Lake LBJ! This stunning 3-bedroom, 2.5-bathroom home has been completely remodeled with modern finishes and thoughtful design, offering the perfect blend of comfort and luxury.

Step inside to a bright and spacious layout that maximizes both flow and function. The open-concept living area features breathtaking lake views and flows seamlessly into a fully updated kitchen, complete with premium appliances, sleek countertops, and ample storage.

The primary suite is a true sanctuary, featuring a private balcony with panoramic water views â€” the perfect spot to sip your morning coffee or unwind at sunset. Each bedroom is spacious with lots of natural light, perfect for the kids or guests enjoying your home.

Outside, enjoy the best of lakeside living with a wraparound porch that invites you to relax, entertain, and soak in the serene surroundings. The property also features a detached boathouse that has been Grandfathered and is located above the 1-stall boathouse equipped with a brand new boat lift, complete with a full bathroom and adjoining workshop â€” ideal for water enthusiasts and hobbyists.

Additional highlights include a brand-new



septic system, ensuring efficiency and peace of mind, and a meticulously designed layout that truly makes the most of this beautiful setting.

Whether you’re looking for a full-time residence, vacation home, or investment opportunity, this Lake LBJ gem has it all. Come experience the magic of waterfront living.

Buyer is to verify all square footage.

Built in 1974

**Essential Information**

MLS® #	9126809
Price	\$1,675,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,046
Acres	0.03
Year Built	1974
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

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

**Community Information**

Address	306 Bluebird Cir
Area	BU
Subdivision	Highland Haven
City	Marble Falls
County	Burnet

State	TX
Zip Code	78654

### Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Lake
Parking	Driveway, Garage, Garage Faces Front
# of Garages	2
Garages	Garage Door Opener

### Interior

Interior	Vinyl
Appliances	Dishwasher, Disposal, Exhaust Fan, Gas Range, Refrigerator, Vented Exhaust Fan
Heating	Central
# of Fireplaces	1
Fireplaces	Dining Room
# of Stories	2
Stories	Two

### Exterior

Exterior Features	Balcony, Boat Lift, Boat Slip
Lot Description	Trees Medium Size, Front Yard, Sprinklers In Front, Sprinklers In Ground
Roof	Metal
Construction	Board & Batten Siding, HardiPlank Type, Spray Foam Insulation, Stone
Foundation	Slab

### School Information

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

### Additional Information

Date Listed	December 17th, 2024
Days on Website	297
Days on Market	276
HOA Fees Freq.	See Remarks

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