\$1,599,000 - 306 Bluebird Cir, Marble Falls

MLS® #9126809

\$1,599,000

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 \$1,599,000

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 Garage, Driveway, Garage Faces Front

of Garages 2

Garages Garage Door Opener

Interior

Interior Vinyl

Appliances Dishwasher, Disposal, Refrigerator, Exhaust Fan, Gas Range, 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 HardiPlank Type, Board & Batten Siding, 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 319

Days on Market 317

HOA Fees Freq. See Remarks

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