

# \$1,295,000 - 1100 Long Mountain Dr, Burnet

MLS® #9920822

**\$1,295,000**

2 Bedroom, 2.00 Bathroom, 1,710 sqft

Residential on 0.30 Acres

Long Mountain Estates, Burnet, TX

## \*SHORT TERM RENTAL FRIENDLY\*

Enjoy summer days on 85 ft of Lake LBJ waterfront, swim in the deep cool water, play washers in the washer pit, or lounge around under the trees on the patio!! The natural fish reserve is located across the lake so never worry about future development deterring the peaceful views of nature.. What a bonus to this incredible property!! Located close to many water activities - Perissos Vineyard and Winery, and lots of local Hill country attractions. The home comes fully furnished and can be used as a short-term rental for extra income.. Yes, you read that right! Bring your fishing pole and lake toys, and get ready to enjoy summer on the lake! The fully gated home includes a detached covered carport that provides plenty of space for your vehicles. Sprawling Pecan trees throughout the oversized front yard give you a warm welcome as you make your way to the home. The living room is cozy and features a serene wood-burning fireplace and picture windows overlooking the lake. The kitchen has a long bar and a vast amount of cabinet/countertop space, perfect for entertaining. The first floor features a bedroom and a full bathroom. Head up the Helical staircase where you will find another great sized bedroom and direct access to an open-aired balcony with panoramic views of the graceful lake. The upstairs bathroom features a free-standing deep soaking tub and an immense amount of natural light. Furthermore, the 2nd floor



includes a flex space that can be converted into whatever your heart desires. This is the ULTIMATE home to experience the lake life!

Built in 1980

**Essential Information**

MLS® #	9920822
Price	\$1,295,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,710
Acres	0.30
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Water Feature/View**

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

**Community Information**

Address	1100 Long Mountain Dr
Area	LL
Subdivision	Long Mountain Estates
City	Burnet
County	Llano
State	TX
Zip Code	78611

**Amenities**

Utilities	Electricity Available, Electricity Connected, Propane, Sewer Available, Sewer Connected, Water Available, Water Connected
Features	Lake
Parking	Detached Carport, Driveway

**Interior**

Interior	Carpet, Concrete
Appliances	Dishwasher, Electric Range, Gas Water Heater, Microwave, Water Softener
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Boat Slip, Dock, Exterior Steps, Lighting, Outdoor Grill, Private Entrance, Rain Gutters
Lot Description	Back Yard, Front Yard, Interior Lot, Level, Moderate Trees, Trees Large Size, Views
Roof	Metal
Construction	Brick, Wood Siding
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	January 30th, 2025
Days on Website	160
Days on Market	151

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