

\$1,999,900 - 1512 Hill Top Dr., Granite Shoals

MLS® #01512

\$1,999,900

3 Bedroom, 3 Bathroom, 2,976 sqft

Residential on 0.5 Acres

N/A, Granite Shoals, Texas

Enjoy breathtaking views from this incredible Lake LBJ home! Short Term Rental friendly with city application approval and no HOA. Great location! Close proximity to HEB (10 minutes away) and only 55 miles to Downtown Austin! This property boasts 134 feet of prime improved Lake LBJ water frontage. Nestled on the mouth of the cove, enjoy incredible open water views and picture-perfect sunsets, while the mouth of the cove offers protection. The boathouse has a boat slip, double jet ski lift, boat lift (replaced lift motor and cables in 2021), water toy storage, and a great space to entertain guests by the water's edge. Mature trees surround the beautifully designed backyard, which also offers entertainment space on the covered flagstone patio, or around the firepit seating area. The exterior of the home features security lighting, updated gutters with leaf guard, and ample parking in the attached carport or oversized driveway. Inside you will be immediately greeted by breathtaking panoramic lake views through the patio doors. Relax in the inviting downstairs living area which has all tile floors, a gas fireplace with Heatilator, and recessed lighting. Downstairs also features a wet bar, full bathroom with double vanity and custom cabinetry, and utility room with room for a full-size refrigerator, washer, and dryer. This space could easily be converted into a bedroom / bunk room, providing space for all your lake guests to sleep. Take in the beauty of the lake upstairs as well - where you'll find



panoramic lake LBJ views from the open concept living area. The kitchen has a new stainless-steel refrigerator, plentiful cabinet space, a breakfast bar, and beautiful original wood cabinets. The owner's suite is a tranquil, relaxing space to take in the beautiful lake views and unwind. There is private access to the second-floor patio, a walk-in closet, custom cabinets, and a sitting area. The en suite bathroom features custom cabinets and an oversized tile shower. There are two additional bedrooms upstairs, both with oversized walk-in closets and custom shelving. Your paradise on Lake LBJ awaits!

Built in 1970

Essential Information

MLS® #	01512
Price	\$1,999,900
Bedrooms	3
Bathrooms	3
Square Footage	2976
Acres	0.50
Year Built	1970
Type	Residential
Status	Sold

Community Information

Address	1512 Hill Top Dr.
Subdivision	N/A
City	Granite Shoals
State	Texas
Zip Code	78654

Amenities

Features	Carport, Dishwasher, Fenced Yard, Fireplace, Hardwood Floors, Living Room, Microwave, Refrigerator, Lakefront, Riverfront, Waterfront
Waterfront Type	Lakefront
Waterfront Footage	134

Water Feature/ViewLake LBJ, Colorado River

Interior

Stories2

Exterior

Lot Description.50

School Information

DistrictMarble Falls ISD
ElementaryHighland Lakes
MiddleMarble Falls
HighMarble Falls

Additional Information

Short Term Rental Allowedyes