

\$1,999,000 - 262 Green Acres , Granite Shoals

MLS® #000262

\$1,999,000

3 Bedroom, 3 Bathroom, 3,696 sqft

Residential on 1.51 Acres

Sherwood Shores, Granite Shoals, Texas

<center>

<h1>Video Tour</h1>

<p class="video"><iframe title="YouTube video player"

src="https://www.youtube.com/embed/f-ld6_TqWQs" width="560" height="315"

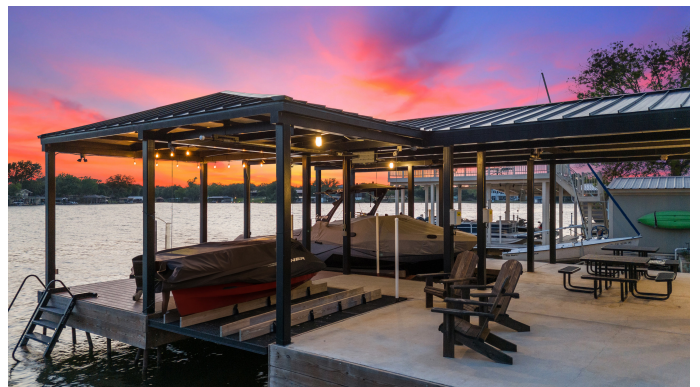
frameborder="0"

allowfullscreen="allowfullscreen"></iframe></p>

>

</center>

<p>Welcome to your ultimate lakeside escape on Lake LBJ! This waterfront wonderland offers 1.51 acres of pure bliss, including 60 feet of prime, improved waterfront that's perfect for your aquatic adventures. Imagine effortlessly setting sail from your covered boat lift for a leisurely cruise or taking off on a whim from the kayak or paddle board launch for a serene solo journey across the lake. The bar shed is the ultimate hangout spot, complete with a kitchenette and bar seating for sunset sips and lakeside laughter. Light up your evenings with the dedicated fire pit patio, perfect for roasting marshmallows and sharing stories under the stars. Step inside your stylishly renovated retreat, where a cozy wood-burning fireplace invites you to unwind in the living room. Large picture windows and sliding glass doors reveal stunning lake views and lead to your covered back patio—your new favorite spot to relax in the hot tub or simply soak in the serenity of the lake. The kitchen is a chef's paradise with granite countertops, custom cabinets featuring



soft-close drawers, and premium KitchenAid appliances. The walk-in pantry keeps essentials at your fingertips and includes a breakfast bar for your morning routine. Prepare gourmet meals to savor in the sunroom, where natural light streams through expansive windows that offer stunning lake views. Your owner's suite is your personal oasis, featuring a sitting area, workstation, and private outdoor access. Pamper yourself in the en suite with a spa-like wrap-around walk-in shower with a rainwater showerhead and bench seating. The bunk room is ready to host your guests, boasting six built-in twin XL bunk beds with personal lights, bookshelves, and charging stations. Plus, there's plenty of room to sleep 14 guests comfortably, making this home short-term rental friendly! Special yard lighting adds a magical touch to your evenings as you walk the concrete path to the shores of Lake LBJ. The property even includes one acre of undeveloped land across the street for future building possibilities. This lakeside gem is just minutes from a sports complex with covered pickleball, tennis, and basketball courts, and only 12 minutes from Sweet Berry Farms! Embrace the lake life with open arms at this fun-filled Lake LBJ waterfront home. Get ready for endless memories and fantastic adventures at your new favorite place on the planet!

Built in 1975

Essential Information

MLS® #	000262
Price	\$1,999,000
Bedrooms	3
Bathrooms	3
Half Baths	1
Square Footage	3696
Acres	1.51

Year Built	1975
Type	Residential
Status	Sold

Community Information

Address	262 Green Acres
Subdivision	Sherwood Shores
City	Granite Shoals
State	Texas
Zip Code	78654

Amenities

Features	Carport, Dishwasher, Fireplace, Hot Tub, Living Room, Microwave, Lakefront, Waterfront
# of Garages	1
Waterfront Type	Lake LBJ
Waterfront Footage	60
Water Feature/View	Lake LBJ

Interior

Stories	1
---------	---

Exterior

Lot Description	1.51
Lot Size	1

School Information

District	Marble Falls ISD
Elementary	Highland Lakes Elementary
Middle	Marble Falls Middle School
High	Marble Falls HS

Additional Information

Short Term Rental Allowed	yes
---------------------------	-----