

\$1,199,900 - 3615 Peninsular Drive, Marble Falls

MLS® #3615

\$1,199,900

4 Bedroom, 4 Bathroom, 4,192 sqft

Residential on 0.64 Acres

Singletonbend, Marble Falls, Texas

Stunningly unique property perfectly perched on a quarter of an acre alongside Lake Travis. This stellar residence is accompanied by an additional dwelling that can serve many roles including housing for family and guests. Upon arriving to the property, you will notice a stone pathway that leads you to the front covered entryway. When entering the home, you will find yourself on the main, upper level of the home and are greeted by the open design concept that conjoins the living area and kitchen. The long living area grants ample space for gathering and features cut outs in the wall adding additional texture and a space to display décor. Flowing into the kitchen you will notice the intricate marble countertops and tile work. The cut outs in the backsplash makes for a perfect place for spices or small décor pieces to reside. The marble continues throughout the kitchen onto the center island that is accentuated by architectural pillars and allows additional bar seating while granting uninterrupted views of the living space. This spacious gourmet kitchen is complete with gas cooking and a generous walk-in pantry. The space is illuminated by natural light that flows in through the expansive windows which also grants exceptional views of Lake Travis. From the kitchen and living area you can depart through the French Doors that invite you onto the back covered porch that grants elevated views of the outdoors. On this main level you will also find the Owner's Suite which is complete



with an attached en suite featuring a jetted soakers tub, his and her vanities and a tiled walk-in shower. The Owner's suite also features private outdoor access to the covered back porch. Make your way down the stairwell to the lower level and you will find a secondary living and kitchen area. This full-service kitchen features a center island where the electric cook top resides while creating a bit of separation between the kitchen and living area, both of which offer amazing views of the lake and grant access outdoors through the sliding glass doors. Two bedrooms reside on this lower level, each featuring an attached en suite and private access to the back covered porch. A unique feature of this lower level is three generously sized cubbies that can play many roles such as a place for a bed, a cedar closet, an office nook or additional storage. You will find custom wood benches that accentuate this space as well. As you make your way through the spacious utility area you can depart outdoor and find yourself in a cozy sunroom perfect for housing all sorts of plants. From this space you can find yourself on the back covered porch or make your way down the red stone steps to the back yard the overlooks Lake Travis. This outdoor area is complete with a gas grill built into stone and is accompanied by a smoker and pizza oven. Continue down the property and follow the textured concrete pathway that leads you to natural stone steps that brings you to the water's edge. Branching off from the stone steps is a floating bridge the connects you with the covered two slip watercraft area which is accompanied with an attached storage space granting seamless lake fun. Invite all of your friends and family to enjoy all that Lake Travis has to offer as the additional dwelling on the property grants adequate space for guests to reside. Above the attached garage and workshop is an additional living space that features a spacious living area that grants

access to the covered front balcony, which also offers Lake Views. Joining this living space is a full service kitchen that features a center island that offers bar seating and is accented by stonework that flow throughout the space. The Bay window in the kitchen connects this space with the covered balcony as the windows open up. This guest home is complete with one bedroom and one studio, both of which have unique terraced closets spaces offering ample space for storage. Enjoy having family and friends visit comfortably as the property offers ample space while enjoying all that Lake Travis has to offer.

Built in 2001

Essential Information

MLS® #	3615
Price	\$1,199,900
Bedrooms	4
Bathrooms	4
Half Baths	1
Square Footage	4192
Acres	0.64
Year Built	2001
Type	Residential
Status	Sold

Community Information

Address	3615 Peninsular Drive
Subdivision	Singletonbend
City	Marble Falls
State	Texas
Zip Code	78654

Amenities

Features	Carport, Dishwasher, Family Room, Hardwood Floors, Living Room, Microwave, Refrigerator, Sun Room, Lakefront, Waterfront
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# of Garages	4
Waterfront Type	Cove
Waterfront Footage	65
Water Feature/View	Lake Travis, Highland Lakes

Interior

Stories	2
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Exterior

Lot Description	27878
Lot Size	27878