

# \$3,395,000 - 1012 Impala Dr, Granite Shoals

MLS® #1653425

**\$3,395,000**

4 Bedroom, 5.00 Bathroom, 3,613 sqft

Single-Family on 0.26 Acres

Impala Isle, Granite Shoals, TX

Welcome to an exquisite new construction at 1012 Impala Drive, Granite Shoals, TX, where elegance meets serene lakeside living. Nestled on a generous 11,325 square foot lot with 93 feet of Open Water Lake LBJ, this waterfront sanctuary offers breathtaking open water views of Lake LBJ. The thoughtfully designed interior boasts high ceilings and abundant natural light, accentuated by expansive windows. Culinary enthusiasts will revel in the gourmet kitchen, featuring high-end appliances, including a wine fridge and espresso machine, along with two islands for effortless entertaining. The main level primary suite offers tranquil vistas views with access to your own private patio. There is an ensuite on main level. Upstairs you will find another ensuite, along with a bunkhouse with custom bunkbeds, huge shower and bathroom with double vanity, spacious family room that has a covered patio with amazing views. Outdoor living is redefined with a private courtyard as you enter the home. Backyard entertaining at it's finest, Backyard kitchen, fire pit, a stunning Plunge Pool design by Denali Pools. A custom bridge leading to a boat dock with jet ski lifts or take stairs up and there is a party deck with amazing water and panoramic views, along with a swim deck. A two-car heated and air condition garage completes this stunning one of a kind lake home on Open Water Lake LBJ.

Built in 2025



## Essential Information

MLS® #	1653425
Price	\$3,395,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,613
Acres	0.26
Year Built	2025
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	1012 Impala Dr
Area	BU
Subdivision	Impala Isle
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

## Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	Fishing, Park, See Remarks
Parking	Attached, Door-Multi, Driveway, Garage, Garage Faces Front
# of Garages	2
Garages	Garage Door Opener
View	Hills,Lake,Panoramic,Lake LBJ
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, Waterfront

## Interior

Interior	Tile
Appliances	Dishwasher, Electric Oven, Free-Standing Electric Oven, Gas Cooktop, Microwave, Range Hood, Refrigerator, Stainless Steel Appliance(s), Tankless Water Heater, Vented Exhaust Fan, Wine Refrigerator
Heating	Central, Fireplace(s)

# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Electric, Insert, Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Boat Lift, Boat Slip, Dock, Exterior Steps, Gas Grill, Outdoor Grill, Rain Gutters, Uncovered Courtyard
Lot Description	Drip Irrigation/Bubblers, Landscaped, Views, Xeriscape
Roof	Metal
Construction	HardiPlank Type, Masonry, Spray Foam Insulation, Stone, Stucco
Foundation	Slab

### **School Information**

District	Marble Falls ISD
Elementary	Highland Lake
Middle	Marble Falls
High	Marble Falls

### **Additional Information**

Date Listed	February 15th, 2025
Days on Market	239

### **Listing Details**

Listing Agent	Johnie Borgeson
Listing Office	Compass RE Texas, LLC

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