

\$749,000 - 312 Blue Sky Way, Buchanan Dam

MLS® #168289

\$749,000

3 Bedroom, 3.00 Bathroom, 1,930 sqft
Single-Family on 0.98 Acres

Golden Beach, Buchanan Dam, TX

REDUCED PRICE!! LAKE BUCHANAN IS FULL FOR THE FIRST TIME IN 20 YEARS. Do not miss this rare opportunity to own a little slice of heaven on the main body of Lake Buchanan. The beautiful retreat is located close to Marble Falls and Granite Shoals, is set in a perfect location. Approx 153.9 feet level waterfront. Features a 2-bedroom 2-bath main house and a 1-bedroom 1-bath guest house. The main home consists of beautiful custom woodwork throughout—granite kitchen countertops, island, double ovens, a gas stove, and a stainless steel refrigerator. The laundry area and pantry are off of the kitchen, with a stackable washer and dryer to convey. The open living kitchen with soaring ceilings features beautiful, true solid oak flooring and a huge stone wood-burning fireplace for those cozy winter nights. The upstairs bedroom hosts a large bath with a double vanity and jacuzzi tub. Enjoy the views from the upstairs deck out of the sliding glass doors and the deck. The downstairs bedroom has a full bath that can double for entertaining your guests. There is an 850 sqft garage with garage door opener and an additional side shop. Room for an RV or a full-blown man cave. The one-room guest area features a full bath and deck for more views of the beautiful lake and grounds. Lots of backyard area for children, picnics, and launching your boats right off the shore. 15 minutes to Boat Town. Come and see what beautiful Lake Buchanan has to offer. Approximately 30 minutes to



Llano a little over an hour to Austin.

Built in 2000

Essential Information

MLS® #	168289
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,930
Acres	0.98
Year Built	2000
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	312 Blue Sky Way
Subdivision	Golden Beach
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

Amenities

Garages	1 Car Detached Garage, Front Entry
View	Hill Country, Lake, Lake Buchanan
Is Waterfront	Yes
Waterfront	Open Water

Interior

Interior Features	Breakfast Bar, Granite Counters, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), No Steps to Entry
Appliances	Dishwasher, Microwave, Refrigerator, Washer, Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	One, Masonry

of Stories 2

Exterior

Exterior Features Balcony, Rain Gutters, Sprinkler System, Stonework, Water Feature Fountain

Roof Metal

Construction Steel Frame, Wood Siding, Stone

Foundation Pier & Beam, Slab

School Information

District Burnet

Additional Information

Date Listed April 9th, 2024

HOA Fees Freq. Annually

Listing Details

Listing Agent Kathleen Anglin

Listing Office Intege Realty LLC

The information being provided by the Highland Lakes Association of REALTORS, Inc. is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.

Listing information last updated on October 14th, 2025 at 6:16am CDT