

\$2,795,000 - #2 Beaver Island, Granite Shoals

MLS® #171516

\$2,795,000

4 Bedroom, 3.50 Bathroom, 4,171 sqft

Single-Family on 0.27 Acres

Beaver Island, Granite Shoals, TX

#2 Beaver Island on Lake LBJ is a phenomenal lake house! 100% of spectacular east facing open waterfront, with every detail thought out to ensure it is the perfect place on the Lake! Stylish and elegantly casual the home was designed for effortless everyday living or the perfect weekend retreat. Featuring 4 bedrooms and 3.5 baths, large open concept living area for great entertaining, gourmet kitchen and large dining room, Master Suite with amazing lake views and a beautiful home office. There is a lot of flexible space to expand the usable living areas in the home. Multiple outdoor entertaining areas include excellent outdoor kitchen with the best Lakeside Margarita Bar you've seen! Private upper-level patio with skyway to the huge deck over the boat house. The boat house has 2 full boat slips, one set up for boat and one set up for 2 jet skis then one additional jet ski lift. Perfect for all the lake toys, you'll be ready to hit the water for wonderful adventures of boating, fishing, sailing, swimming, kayaking, paddle boarding, relaxing or just enjoying life! Beaver Island, a highly sought after location on Lake LBJ, a small Island of 41 homes, creating a warm friendly community jetting out into the blue waters of Lake LBJ, and Lake LBJ is a favorite destination for Texans, with its endless recreational activities and world class amenities just around the corner. Located just 45 minutes Northwest of Austin and 90 minutes North of San Antonio in the Highland



Lakes region of the Texas Hill Country.

Built in 2000

Essential Information

MLS® #	171516
Price	\$2,795,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,171
Acres	0.27
Year Built	2000
Type	Single-Family
Sub-Type	Single Family Residence
Style	Custom
Status	Active

Community Information

Address	#2 Beaver Island
Subdivision	Beaver Island
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

Amenities

Amenities	Other
Garages	2 Car Attached Garage, Front Entry
View	Lake, Panoramic, Lake LBJ
Is Waterfront	Yes
Waterfront	Open Water

Interior

Interior Features	High Ceilings, Audio System, Wet Bar, Breakfast Bar, Elevator, Granite Counters, Pantry, Split Bedroom, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Disposal, Ice Maker, Microwave, Built-In Refrigerator, Trash Compactor, Washer, Washer Hookup,

	Electric Water Heater, Cooktop, Wall Oven
Heating	Central, Electric
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	One
# of Stories	2

Exterior

Exterior Features	Sprinkler System
Roof	Tile
Construction	Wood Siding, Stone, Stucco
Foundation	Slab

School Information

District	Marble Falls
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Additional Information

Date Listed	January 12th, 2025
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Listing Details

Listing Agent	Tammie Bennett
Listing Office	Kuper Sotheby's Int'l Realty

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