

\$2,350,000 - 21 Beaver Island, Granite Shoals

MLS® #173317

\$2,350,000

3 Bedroom, 2.00 Bathroom, 2,673 sqft
Single-Family on 0.25 Acres

Beaver Island, Granite Shoals, TX

Beautiful Beaver Island on Lake LBJ!
Welcome to 21 Beaver Island designed for the ultimate lake life. Boasting a stunning 105' of north-facing open waterfront at the lake's widest expanse, this stylish 3-bedroom, 2.5-bath retreat offers unparalleled views and access to the vibrant recreational heart of Texas Hill Country, just 45 minutes northwest of Austin and 90 minutes north of San Antonio. Lake LBJ, a beloved Texan destination, sets the stage for endless adventures—boating, fishing, paddleboarding, kayaking, and swimming in its blue waters. Step inside this lakeside haven to an open-concept living space where phenomenal lake views pour through expansive windows. The gourmet kitchen, with a spacious island, flows seamlessly into the living area, perfect for hosting friends and family. A large game // media room adds fun for all ages, while three bedrooms, including a luxurious primary suite with a private balcony overlooks the lake. Outside, expansive outdoor entertaining areas invite gatherings under the Texas sky, with a boathouse ready to accommodate the largest watercraft for lake explorations. Beaver Island's tight-knit community of 41 homes, connected by a charming causeway, fosters a warm, welcoming vibe. This retreat is ideal for everyday living or weekend getaways. Discover your forever lake home at 21 Beaver Island—where every day feels like a vacation! Life is Short! Buy the Lake House!



Built in 1987

Essential Information

MLS® #	173317
Price	\$2,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,673
Acres	0.25
Year Built	1987
Type	Single-Family
Sub-Type	Single Family Residence
Style	Custom
Status	Active

Community Information

Address	21 Beaver Island
Subdivision	Beaver Island
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

Amenities

View	Hill Country, Lake, Panoramic, Lake LBJ
Is Waterfront	Yes
Waterfront	Open Water

Interior

Interior Features	Audio System, Breakfast Bar, Granite Counters, Pantry, Split Bedroom, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Disposal, Microwave, Electric Range, Refrigerator, Washer, Washer Hookup
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	One
# of Stories	1

Exterior

Exterior Features	Courtyard, Sprinkler System
Roof	Composition
Construction	Wood Siding, HardiPlank Type, Stone
Foundation	Slab

School Information

District	Marble Falls
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Additional Information

Date Listed	May 12th, 2025
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Listing Details

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

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