

\$1,359,000 - 348 Carlson Circle, Buchanan Dam

MLS® #173575

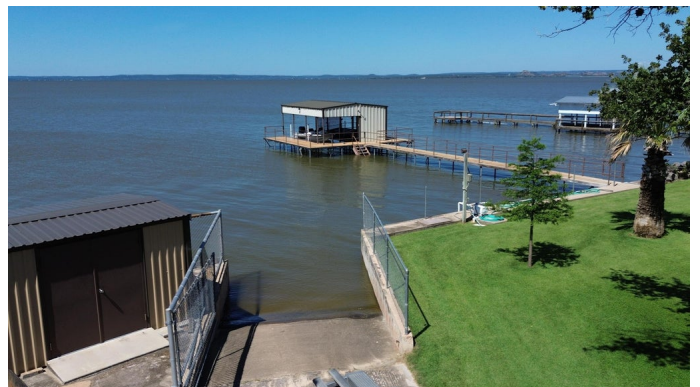
\$1,359,000

4 Bedroom, 3.00 Bathroom, 3,561 sqft

Single-Family on 0.67 Acres

Carlson, Buchanan Dam, TX

100k price adjustment! Lake level is now completely full from recent rains. See photos. Multi-Generational Water Front Property on Lake Buchanan w/panoramic views of the lake, Buchanan Dam and Hill Country terrain. The property features a private boat ramp and two slip boat dock & lift with walkway and gated access on the side for boat parking. Two houses and two lots were integrated in a high quality complete remodel/redesign in 2014. This beautiful all one story home features 2889 sf main house with 3 bdrms and craft room/office. A breezeway joins an oversized 728 sf 2 car garage and a 672 sf residence/apartment w/its own lg 452 sf garage/workshop on the opposite end. Both residences can be independent of the other lending to multiple uses whether for guests, addl family living, Airbnb potential & more. The manicured grounds boast native plants, beautiful trees, lovely well designed river rock gardens and an inground sprinkler system. The house exterior is constructed of stucco and stone wainscot on all 4 sides and complimented by a lovely bronze standing seam roof. Warm toned stained cement walkways connect driveways and entrances in a seamless path. Both houses have attached covered lakeside patios, one with an outdoor kitchen and fireplace/tv entertainment area. Both patios have access from living rooms and master bedroom. All main rooms enjoy large picture windows and lakeside views. The interior design of the homes is timeless with



quality materials. Attached Documents for details. See Video

Built in 1971

Essential Information

MLS® #	173575
Price	\$1,359,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,561
Acres	0.67
Year Built	1971
Type	Single-Family
Sub-Type	Single Family Residence
Style	Custom, Ranch, Traditional
Status	Active

Community Information

Address	348 Carlson Circle
Subdivision	Carlson
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

Amenities

Amenities	Water
Garages	3+ Car Attached Garage, Garage Door Opener, Front Entry
View	Hill Country, Lake, Panoramic, Lake Buchanan
Is Waterfront	Yes
Waterfront	Open Water

Interior

Interior Features	High Ceilings, Wet Bar, Breakfast Bar, Crown Molding, Granite Counters, Pantry, Recessed Lighting, Split Bedroom, Walk-In Closet(s), No Steps to Entry
Appliances	Dishwasher, Double Oven, Disposal, Ice Maker, Microwave, Electric

	Range, Gas Range, Refrigerator, Washer Hookup, Gas Water Heater, Electric Water Heater, Cooktop, Wall Oven
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Two, Masonry
# of Stories	1

Exterior

Exterior Features	Atrium, Courtyard, Rain Gutters, Open Concrete Areas, Garden, Sprinkler System, Stonework
Roof	Metal
Construction	Wood Siding, Stone, Stucco
Foundation	Slab

School Information

District	Burnet
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Additional Information

Date Listed	May 26th, 2025
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Listing Details

Listing Agent	Denise Lewis
Listing Office	Keller Williams Realty

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