

\$2,825,000 - 481 Chimney Cove Drive, Marble Falls

MLS® #173960

\$2,825,000

5 Bedroom, 4.50 Bathroom, 4,550 sqft
Single-Family on 5.00 Acres

Chimney Cv Est, Marble Falls, TX

Villa La Vita Estate™ Bella "A Mediterranean Retreat. Welcome to House of Good Life-a private, gated lakefront sanctuary with 318' of shoreline, stunning views, & unforgettable sunsets set the scene for everyday living & effortless entertaining. Conveniently located with easy access to Marble Falls, Lago Vista, Liberty Hill & Cedar Park. Situated on 5 pristine park-like acres in an exclusive gated community, this Mediterranean-style estate offers a unique blend of luxury, privacy, & lifestyle amenities that are truly one-of-a-kind. The 4,550 SF main home showcases timeless design with three fireplaces, generous living spaces, & a seamless connection to the outdoors. A chef's kitchen opens to expansive gathering areas, perfect for hosting inside and out. Step onto the patio to enjoy hill country breezes or take a soak in the 18' x 2,000-gallon swim spa. Inside, large windows frame picture-perfect views, while a brand-new roof (2025) ensures peace of mind. In addition to the main house, this property also features additional square footage with a detached 571 SF guest house with a temperature-controlled wine cellar, 2 bedrooms and 1 bath—ideal for visitors or creative use. An approximately 500 SF art studio/storage space offers even more flexibility, and the powered shop makes hobbies or projects a breeze. Boaters will appreciate the private boathouse with a/c, plus there is even an RV or EV hookup and dual water systems (rainwater & lake water) for convenience and sustainability. Horses



allowed and AG exempt

Built in 2007

Essential Information

MLS® #	173960
Price	\$2,825,000
Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,550
Acres	5.00
Year Built	2007
Type	Single-Family
Sub-Type	Single Family Residence
Style	Custom, Other
Status	Active

Community Information

Address	481 Chimney Cove Drive
Subdivision	Chimney Cv Est
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Amenities	Gated
Parking	Electric Gate
Garages	3+ Car Attached Garage, Garage Door Opener, Side Entry, RV Parking Slab
View	Hill Country, Lake, Lake Travis
Is Waterfront	Yes
Waterfront	River Front
Has Pool	Yes
Pool	Heated, Private

Interior

Interior Features	Wet Bar, Breakfast Bar, Coffered Ceiling(s), Crown Molding, Granite Counters, Pantry, Recessed Lighting, Counters-Solid Srfc, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Wine Cellar, Wood Ceiling, No Steps to Entry, Over 14ft Celing
Appliances	Dishwasher, Double Oven, Disposal, Microwave, Gas Range, Refrigerator, Built-In Refrigerator, Warming Drawer, Cooktop
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Three
# of Stories	1

Exterior

Exterior Features	Courtyard, Rain Gutters, Pavilion, Sprinkler System, Stonework
Roof	Tile
Construction	Other, Stone
Foundation	Slab

School Information

District	Marble Falls
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Additional Information

Date Listed	June 22nd, 2025
HOA Fees	750
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kim Christman
Listing Office	Kuper Sotheby's Int'l Realty

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