

\$2,799,000 - 259 Chimney Cove Drive, Marble Falls

MLS® #173963

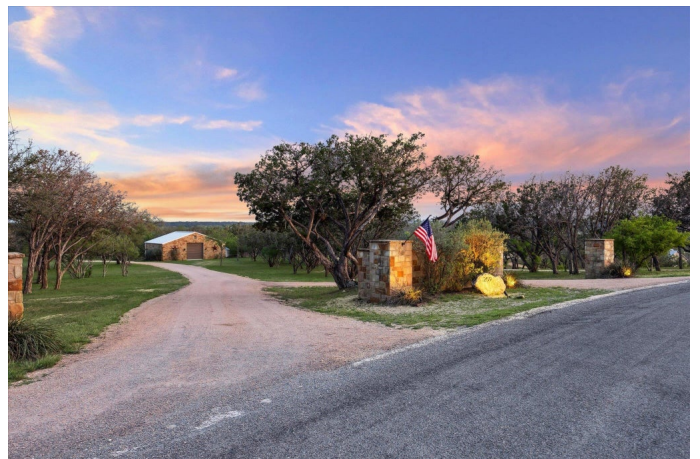
\$2,799,000

3 Bedroom, 4.50 Bathroom, 4,950 sqft

Single-Family on 7.51 Acres

Chimney Cv Est, Marble Falls, TX

Welcome to the Overlook at Chimney Cove Estates, a beautiful, luxurious Lake Travis estate perched high on a 7.5-acre gated property with amazing views of the Lake and Hill Country. The thoughtfully custom designed one-level home is 4,949 sf with additional garage space with HVAC and bath that could easily be converted to a casita. There are 3 bedrooms, 4.5 baths and a dedicated office with a hidden work area. The home has been designed with functionality and capturing the beauty of the surroundings. Constructed primarily with stone, the property features sprinkler system, a new metal roof (July 2024) optimized for rainwater collection with two 18,900-gallon storage tanks, foam insulation throughout for energy efficiency, and lightning rods for enhanced safety. The gourmet kitchen with top-tier appliances is perfect for family and friends to gather or enjoy a cozy night at home. All lower cabinets in kitchen, butler's pantry and laundry room have pull out shelves for convenience. The outdoor covered porch provide a seamless transition from the house to the grill, wood burning fireplace, hot tub and gorgeous views. There are 5 attached garage spaces with additional garage space in a 44' x 40' barn. The barn has drive-thru capability and ample storage. There is a 220volt, 50-amp breaker installed for electric car charging and RV hook-up. The lakeside amenities include approximately, 300' shoreline, a private dock with Hydro lift, wave runner lift, and durable



Trex decking. Ag exempt and horses allowed!

Built in 2009

Essential Information

MLS® #	173963
Price	\$2,799,000
Bedrooms	3
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,950
Acres	7.51
Year Built	2009
Type	Single-Family
Sub-Type	Single Family Residence
Style	Custom
Status	Active

Community Information

Address	259 Chimney Cove Drive
Subdivision	Chimney Cv Est
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Amenities	Gated
Parking	Electric Gate
Garages	2 Car Attached Garage, 3+ Car Detached Garage, Garage Door Opener, Side Entry
View	Hill Country, Lake, Lake Travis
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	Wet Bar, Breakfast Bar, Coffered Ceiling(s), Crown Molding, Granite Counters, Pantry, Recessed Lighting, Counters-Solid Srfc, Split
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	Bedroom, Stained Glass Windows, Walk-In Closet(s), High Ceilings
Appliances	Dishwasher, Double Oven, Disposal, Microwave, Gas Range, Built-In Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Three
# of Stories	1

Exterior

Exterior Features	Rain Gutters, Pavilion, Hot Tub
Roof	Metal
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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