

\$1,000,000 - 912 Hill Circle West, Granite Shoals

MLS® #174277

\$1,000,000

3 Bedroom, 1.00 Bathroom, 1,420 sqft
Single-Family on 0.22 Acres

Woodland Hills, Granite Shoals, TX

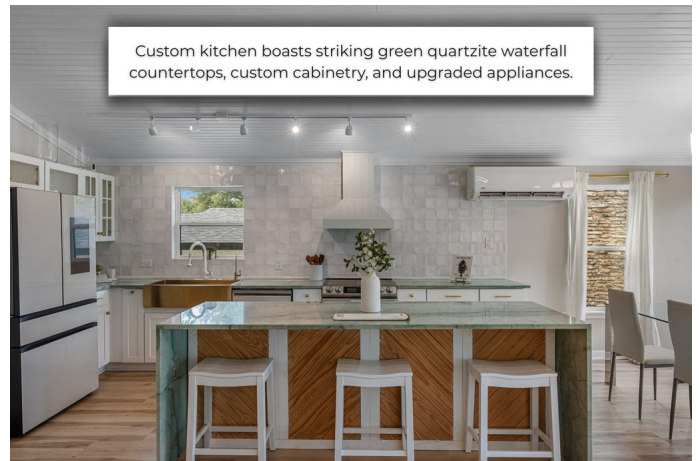
Rare Find: Positioned on a deep, open-water cove—not a narrow canal—this is true lakefront living. Perfect for swimming off the dock, lounging on lily pads, and hosting unforgettable gatherings. Welcome to your reimagined lakeside escape in Granite Shoals—one of Lake LBJ’s most sought-after and laid-back waterfront communities. This turnkey retreat blends modern Hill Country style with relaxed lake living, offering direct lake access, a fully renovated private boathouse with guest suite and jet ski slip, and over \$300K in upgrades. Ideal for full-time living, weekend getaways, or a high-performing STR. With a second bathroom, the boathouse could become a future B&B suite or true in-law unit. Inside, enjoy an open-concept layout anchored by a dramatic floor-to-ceiling window wall with panoramic lake views. The kitchen features an Emerald Green Quartzite waterfall island, and the spa-like bathroom boasts premium finishes you won’t find in a typical flip. The boathouse is a wellness sanctuary with a built-in sauna for hot/cold therapy, plus new siding, windows, and floors. Highlights: • Brand-new septic (pool-ready) • New roofs on house + boathouse • Whole-home water filtration • ~\$40K bathroom remodel • ~\$40K kitchen remodel • ~\$20K window wall • Trex upper + lower decks Granite Shoals offers 19 city parks, boat ramps, courts, and trails—just 10 mins to Marble Falls and under an hour to Austin.



Fully remodeled lakehouse charmer with cedar-accented front porch, fresh exterior paint + siding, and gravel drive—just steps from the water.



These floor-to-ceiling glass sliding doors + picture windows create seamless indoor-outdoor flow and frame beautiful panoramic lake views from the living, kitchen, and dining areas.



Custom kitchen boasts striking green quartzite waterfall countertops, custom cabinetry, and upgraded appliances.

Built in 1965

Essential Information

MLS® #	174277
Price	\$1,000,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,420
Acres	0.22
Year Built	1965
Type	Single-Family
Sub-Type	Single Family Residence
Style	Cottage
Status	Active

Community Information

Address	912 Hill Circle West
Subdivision	Woodland Hills
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

Amenities

View	Lake, Lake LBJ
Is Waterfront	Yes
Waterfront	Cove

Interior

Appliances	Dishwasher, Dryer, Disposal, Gas Range, Refrigerator, Washer
Heating	Electric
Cooling	Wall/Window Unit(s)
# of Stories	1

Exterior

Roof	Composition
Construction	Wood Siding
Foundation	Pier & Beam

School Information

District Marble Falls

Additional Information

Date Listed July 16th, 2025

Listing Details

Listing Agent Carmen Reese

Listing Office Real Broker, LLC

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Listing information last updated on October 13th, 2025 at 9:16pm CDT