

# \$1,127,000 - 208 Iris Ln, Buchanan Dam

MLS® #174442

**\$1,127,000**

4 Bedroom, 3.50 Bathroom, 3,375 sqft

Single-Family on 1.30 Acres

Floyd Acres, Buchanan Dam, TX

Discover an exclusive waterfront retreat on Lake Buchanan—a rare find offering 1.3 acres of Texas Hill Country beauty with approx. 334 ft of private waterfront. This 3,375 sq ft, 4-bed, 3-bath home is perfectly positioned to capture wide-open lake views and deliver the best of lakeside living. Inside, enjoy a bright, open layout with expansive living and dining spaces that flow into a modern kitchen featuring quartz counters, a gas range, open shelving, and sleek tile backsplash. A newly added sunroom houses a private hot tub room overlooking the lake, creating a relaxing year-round retreat. Other highlights include a luxurious walk-in tile shower, a dedicated craft room, and 2 bedrooms that enjoy peaceful water views. Recent upgrades include a new LCRA-approved septic system (2025), new roof (2020), updated windows, HVAC, well house, driveway, and fresh paint inside and out. The lake is full and ready for fun—enjoy boating, fishing, and swimming just steps from your backyard. During lower lake levels, explore the expanded shoreline, natural rock features, and hidden trails. Whether you're looking for a primary residence, weekend getaway, this lakefront gem delivers comfort, space, and unbeatable waterfront living.

Built in 1972

## Essential Information



MLS® #	174442
Price	\$1,127,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,375
Acres	1.30
Year Built	1972
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	208 Iris Ln
Subdivision	Floyd Acres
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

### **Amenities**

Amenities	Park, Water
Garages	2 Car Attached Garage
View	Hill Country, Lake, Lake Buchanan
Is Waterfront	Yes
Waterfront	Cove

### **Interior**

Interior Features	Granite Counters, Pantry, Recessed Lighting, Split Bedroom, Walk-In Closet(s), No Steps to Entry
Appliances	Dishwasher, Disposal, Ice Maker, Gas Range, Refrigerator, Washer Hookup, Electric Water Heater
Heating	Central, Ductless
Cooling	Central Air, Ductless
# of Stories	1

### **Exterior**

Exterior Features	Rain Gutters, Hot Tub
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Roof	Composition
Construction	Wood Siding, Masonite
Foundation	Slab

### **School Information**

District	Burnet
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### **Additional Information**

Date Listed	July 27th, 2025
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### **Listing Details**

Listing Agent	Katie Simon
Listing Office	Lake Life Team-eXp Realty

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