

# **\$875,000 - 106 & 104 Agarita Drive, Burnet**

MLS® #174448

## **\$875,000**

3 Bedroom, 3.00 Bathroom, 2,068 sqft  
Single-Family on 0.83 Acres

Cassie, Burnet, TX

106 & 104 Agarita Drive are 2 separate adjacent legal lots with a combined 200' of Lakefront onto Lake Buchanan (See Property Survey Copies for Specific Details). Both properties are being offered for Sale as a "Package Deal" and both properties must be Closed/Funded by the same Buyer(s) in tandem with the other. The combined properties consist of .83 Acres and feature a beautifully maintained Single Family Residence with Attached 2 Car Garage & Screened Porch located on Lot 8 known as 106 Agarita Drive and a detached Large Metal Boat Barn located on Lot 9 known as 104 Agarita Drive, perfect for storing Boats, JetSkis, Water Toys & Cars. There is also a private well located on Lot 8 that provides water exclusively for the Landscaping / Sprinkler System that services both Lot 8&9. Potable Water Service to the property is provided by Central States Water Resources (a Private Water Company) and the house utilizes a seller owned Water Softener & Reverse Osmosis System to provide filtered drinking water and water to the refrigerator ice maker. Agarita Drive is located on a Peninsula that extends out into Lake Buchanan, and 106 & 104 Agarita are located on the "protected side" resulting in calmer water typically along the shoreline that draws frequent waterfowl (Geese/Ducks/Herons) to the property year round. The Lake Bed along the edge of the property is gently sloping with a Sand Bottom - ideal for kayaking & paddle boarding. The



Cassie HOA Maintains a private boat ramp for homeowner use.

Built in 1995

**Essential Information**

MLS® #	174448
Price	\$875,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,068
Acres	0.83
Year Built	1995
Type	Single-Family
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

**Community Information**

Address	106 & 104 Agarita Drive
Subdivision	Cassie
City	Burnet
County	Burnet
State	TX
Zip Code	78611

**Amenities**

Amenities	Water
Garages	2 Car Attached Garage, 3+ Car Detached Garage, Garage Door Opener, Front Entry
View	Lake, Lake Buchanan
Is Waterfront	Yes
Waterfront	Open Water

**Interior**

Interior Features	Breakfast Bar, Cable Available, Pantry, Counters-Solid Srfc
Appliances	Dishwasher, Disposal, Microwave, Gas Range, Washer Hookup, Electric Water Heater, Water Softener

Heating	Central, Electric
Cooling	Central Air, Attic Fan
Fireplace	Yes
Fireplaces	One, Gas Log
# of Stories	2

### **Exterior**

Exterior Features	Rain Gutters, Sprinkler System
Roof	Metal
Construction	Wood Siding, Brick, HardiPlank Type
Foundation	Slab

### **School Information**

District	Burnet
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### **Additional Information**

Date Listed	July 26th, 2025
HOA Fees	150
HOA Fees Freq.	Annually

### **Listing Details**

Listing Agent	Randy Massey
Listing Office	Austin Loop 1 Realty, LLC

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Listing information last updated on October 14th, 2025 at 6:46am CDT