

\$1,150,000 - 516 Island Lodges, Buchanan Dam

MLS® #174773

\$1,150,000

3 Bedroom, 3.50 Bathroom, 2,878 sqft

Single-Family on 0.29 Acres

Island Lodges, Buchanan Dam, TX

Embrace tranquil lake life at 516 Island Lodges, a luxury Lake Buchanan waterfront home near Austin, Fredericksburg, & San Antonio. Remodeled and expanded in 2023 (including a new septic system), this singlelevel custom retreat offers approx. 136ft of deepwater prime shoreline. Walls of sliding glass and picture windows fill the openconcept main house with light, frame sweeping water and Hill Country views. Enjoy a gourmet kitchen with quartz countertops and island, dining and living areas, and two ensuite bedrooms (one fully handicap accessible) plus roomy office/den. Off the den, the lake-facing half bath allows direct access to and from the hot tub and lake areas. A detached casita with kitchenette, living area and bedroom offers multi living and STR income potential. Each dwelling has its own HVAC and water heater, a RO filtration system and a shared propane-fueled Generac whole home generator. Outside, soak in the hot tub on the lakeside patio, relax under mature oaks or head to your covered dock with electric lift and fish cleaning station. A private HOA boat launch rounds out this 0.29acre oasis. Whether you crave quiet vacations, watersports or an investment property, this deepwater gem combines classic lake living with modern luxury.

Built in 1980

Essential Information



MLS® #	174773
Price	\$1,150,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,878
Acres	0.29
Year Built	1980
Type	Single-Family
Sub-Type	Single Family Residence
Style	Custom
Status	Active

Community Information

Address	516 Island Lodges
Subdivision	Island Lodges
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

Amenities

Amenities	Park, Water
Garages	1 Car Detached Garage, Garage Door Opener, Front Entry
View	Hill Country, Lake, Panoramic, Lake Buchanan
Is Waterfront	Yes
Waterfront	Open Water

Interior

Interior Features	Wet Bar, Breakfast Bar, Crown Molding, Granite Counters, Handicap Access, Pantry, Recessed Lighting, Split Bedroom, Walk-In Closet(s), No Steps to Entry
Appliances	Dishwasher, Double Oven, Ice Maker, Microwave, Refrigerator, Washer Hookup, Electric Water Heater, Cooktop, Wall Oven
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Courtyard, Rain Gutters, Hot Tub, Handicap Access
Roof	Metal
Construction	Wood Siding, Brick, HardiPlank Type
Foundation	Slab

School Information

District	Burnet
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Additional Information

Date Listed	August 19th, 2025
HOA Fees	200
HOA Fees Freq.	Annually

Listing Details

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

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