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

MLS® #174773

\$1,150,000

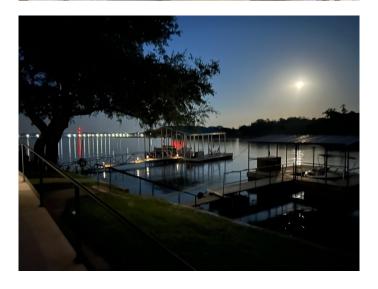
3 Bedroom, 3.50 Bathroom, 2,878 sqft Single-Family on 0.29 Acres

Island Lodges, Buchanan Dam, TX

Embrace tranquil lake life at 516 Island Lodges, a luxury Lake Buchanan waterfront home near Austin, Fredericksburg, & Dan; 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

3

Bedrooms

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

## **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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