# \$1,450,000 - 1112 Pecan Drive, Marble Falls

MLS® #175108

## \$1,450,000

3 Bedroom, 2.00 Bathroom, 2,410 sqft Single-Family on 0.51 Acres

Pecan Valley, Marble Falls, TX

Fabulous Lake Marble Falls home with approximately 59' of waterfront and a gentle, park-like ½-acre sloping to the water. 2,410 SF, originally 1971 and beautifully remodeled in 2018, then designer-decoratedâ€"furnishings convey for a true turn-key experience. Floor plan features 3 bedrooms, 2 baths, plus a flex room currently outfitted as a 4th bedroom. Outdoor living shines with a boathouse, dock, and hydraulic boat lift (approx. 10,000-lb capacity). Lake Marble Falls is a pass-through/controlled-level lake, so water levels are typically stableâ€"without the big drops seen on Travis or Buchananâ€"ideal for year-round use. Ready for full-time living or weekend lake escapes. Minutes to H-E-B, dining, and all the Hill Country fun. This one won't last!



#### **Essential Information**

MLS® # 175108

Price \$1,450,000

Bedrooms 3

Bathrooms 2.00

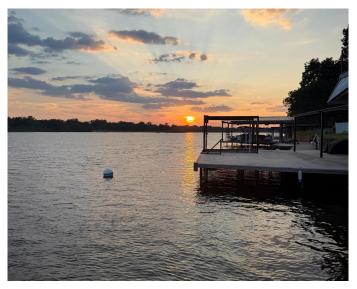
Full Baths 2

Square Footage 2,410

Acres 0.51

Year Built 1971

Type Single-Family







Sub-Type Single Family Residence

Style Custom
Status Active

## **Community Information**

Address 1112 Pecan Drive

Subdivision Pecan Valley
City Marble Falls

County Burnet
State TX

Zip Code 78654

## **Amenities**

Amenities Park, Water

Garages 2 Car Attached Garage, Front Entry

View Lake, Lake Marble Falls

Is Waterfront Yes

Waterfront Open Water

#### Interior

Interior Features Breakfast Bar, Coffered Ceiling(s), Granite Counters, Pantry, Recessed

Lighting, Walk-In Closet(s), No Steps to Entry

Appliances Dishwasher, Dryer, Disposal, Electric Range, Washer, Electric Water

Heater

Heating Central
Cooling Central Air

# of Stories 1

#### **Exterior**

Exterior Features Rain Gutters, Sprinkler System

Roof Composition

Construction Wood Siding, Brick

Foundation Slab

## **School Information**

District Marble Falls

#### **Additional Information**

Date Listed September 20th, 2025

HOA Fees 35

HOA Fees Freq. Annually

# **Listing Details**

Listing Agent Dale Brown

Listing Office Dale Brown Properties, LLC

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