

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

MLS® #3690287

## **\$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 Attached 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, Jet Skis, 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 Subdivision HOA maintains a private boat ramp for homeowners day use to launch watercraft.

Built in 1995

**Essential Information**

MLS® #	3690287
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
Status	Active

**Community Information**

Address	106 & 104 Agarita Dr
Area	BU
Subdivision	Cassie
City	Burnet
County	Burnet
State	TX
Zip Code	78611

**Amenities**

Utilities	Electricity Connected, Natural Gas Not Available, Water Connected, Sewer Not Available
Features	See Remarks
Parking	Attached, Detached, Garage Faces Front, Garage, Lighted, See Remarks, Tandem
# of Garages	6
View	Lake,Lake Buchanan
Is Waterfront	Yes
Waterfront	Lake Front

**Interior**

Interior	Carpet, Tile
Appliances	Dryer, Dishwasher, Electric Water Heater, Free-Standing Gas Range, Disposal, Microwave, Water Softener Owned, Vented Exhaust Fan, Washer
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Gas Log, Propane
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Sloped Down, Landscaped, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Views
Roof	Metal
Construction	Brick Veneer, HardiPlank Type, Masonry
Foundation	Slab

## School Information

District	BurnetCONSISD
Elementary	Burnet
Middle	Burnet (Burnet ISD)
High	Burnet

## Additional Information

Date Listed	July 27th, 2025
Days on Market	62
HOA Fees	150
HOA Fees Freq.	Annually

## Listing Details

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

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