

# \$999,000 - 2305 Belaire Dr, Granite Shoals

MLS® #4140824

## \$999,000

3 Bedroom, 3.00 Bathroom, 2,235 sqft

Single-Family on 0.15 Acres

Bel Air Sherwood Shores, Granite Shoals, TX

Waterfront Home on Lake LBJ, private boat slip with hydraulic lift at your back door step. Two Jet Ski lifts are also included w/ remotes. Can be purchased fully furnished making this a "turn key" property just in time for Lake Season. The home boasts an open floorplan, quartz countertops, two living areas, large primary suite with double vanity, walk in shower and oversized closet making it the perfect lakehouse retreat. The large upstairs family room has a private balcony overlooking the water and backyard. The gated backyard deck leads to your private boat slip making all lake activities just moments from your backdoor. The neighborhood park is just down the street and includes a boat ramp. Short Term Rentals are allowed.

Built in 2019

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 4140824                 |
| Price          | \$999,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,235                   |
| Acres          | 0.15                    |
| Year Built     | 2019                    |
| Type           | Single-Family           |
| Sub-Type       | Single Family Residence |



Status Active

## Community Information

Address 2305 Belaire Dr  
Area BU  
Subdivision Bel Air Sherwood Shores  
City Granite Shoals  
County Burnet  
State TX  
Zip Code 78654

## Amenities

Utilities Cable Connected, Electricity Connected, Water Connected  
Features Fishing, Lake, Park  
Parking Attached, Door-Single, Driveway, Garage Faces Front, Garage, Kitchen Level, Off Street, Paved  
# of Garages 2  
Garages Garage Door Opener  
View Canal,Lake,Neighborhood,TreesWoods,Water,Lake LBJ  
Is Waterfront Yes  
Waterfront Lake Front, Waterfront, Boat Ramp/Lift Access, Canal Front

## Interior

Interior Carpet, Tile, Wood  
Appliances Dryer, Dishwasher, ENERGY STAR Qualified Refrigerator, Exhaust Fan, Electric Range, Disposal, Microwave, Refrigerator, Washer, ENERGY STAR Qualified Water Heater, Water Heater  
Heating Central, Electric  
Fireplaces None  
# of Stories 2  
Stories Two

## Exterior

Exterior Features Boat Lift, Balcony, Dock, Private Yard, Boat Slip  
Lot Description Back Yard, Corner Lot, Front Yard, Gentle Sloping, Open Lot, Trees Large Size, Views  
Roof Composition  
Construction HardiPlank Type, Stone Veneer  
Foundation Slab

**School Information**

|            |                  |
|------------|------------------|
| District   | Marble Falls ISD |
| Elementary | Highland Lake    |
| Middle     | Marble Falls     |
| High       | Marble Falls     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 85               |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Agent  | Mark Moore                 |
| Listing Office | Gottesman Residential R.E. |

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