

# \$1,000,000 - 912 Hill Circle West Dr, Granite Shoals

MLS® #4902669

**\$1,000,000**

3 Bedroom, 1.00 Bathroom, 1,420 sqft

Single-Family on 0.22 Acres

Woodland Hills, Granite Shoals, TX

**\*\*Rare Find:** Positioned on a deep, open-water coveâ€”not a narrow canalâ€”this is true lakefront living. Perfect for swimming right off the dock, lounging on lily pads, and hosting unforgettable waterfront gatherings.\*\*

Welcome to your reimagined lakeside escape in the heart of Granite Shoalsâ€”one of Lake LBJâ€™s most sought-after & laid back waterfront communities + lake towns. This turnkey retreat combines modern Hill Country luxury with lifestyle ease, offering direct lake access, a fully renovated private boathouse with guest suite and jet ski slip, and over \$300K in high-end upgrades. Every detail has been thoughtfully curated for full-time living, weekend getaways, or a high-performing short-term rental. If a second bathroom is added off of the boat house it could serve as a second unit for a bed and breakfast for the future or true In-law apartment on the water!

Inside, the open-concept layout is anchored by a dramatic floor-to-ceiling window wall that floods the space with natural light and captures panoramic lake views. The custom kitchen with a beautiful Emerald Green Quartzite waterfall island, and spa-like bathroom are fully remodeled with stylish, high-quality finishes you wonâ€™t find in a typical flip or cookie-cutter renovation.

The boathouse is a wellness sanctuary with a built-in sauna for hot/cold therapy, plus new



siding, windows, and flooring that make it a true extension of the home.

Additional highlights include:

Brand-new septic system (with space left for a future pool)

New roofs on main house + boathouse

Whole-home water filtration

Bathroom Remodel ~40K

Kitchen Remodel ~40K

Window Wall ~20K

Upper + Lower Deck Remodel

Granite Shoals offers 19 city parks, boat ramps, tennis courts, and trails—all just 10 minutes from Marble Falls for groceries, dining, and local wineries, and under an hour to Austin for work or play.

Come check out this stunning/ very unique property and make every day a vacation!

Built in 1965

## Essential Information

MLS® #	4902669
Price	\$1,000,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,420
Acres	0.22
Year Built	1965
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	912 Hill Circle West Dr
Area	BU

Subdivision	Woodland Hills
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

### **Amenities**

Utilities	Cable Connected, Electricity Connected, Water Connected
Features	Lake, Park, Trails/Paths
Parking	Driveway, Electric Vehicle Charging Station(s), Open
View	Lake,Panoramic,Water,Lake LBJ
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

### **Interior**

Interior	Tile, Vinyl
Appliances	Dryer, Dishwasher, Electric Range, Refrigerator, Washer
Heating	Electric
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Balcony, Boat Slip, Dock
Lot Description	Back Yard, Landscaped, Private, Trees Medium Size
Roof	Composition, Shingle
Construction	Vinyl Siding
Foundation	Pillar/Post/Pier, Raised

### **School Information**

District	Marble Falls ISD
Elementary	Marble Falls
Middle	Marble Falls
High	Marble Falls

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	59

### **Listing Details**

Listing Agent      Carmen Reese

Listing Office      Real Broker, LLC

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