# \$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

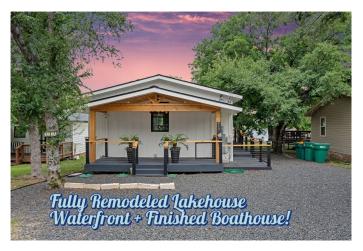
Woodland Hills, Granite Shoals, TX

\*\*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 LBJ'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 won't find in a typical flip or cookie-cutter renovation.

The boathouse is a 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 trailsâ€"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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