

# \$549,000 - 301 Twilight Ln, Granite Shoals

MLS® #5331137

**\$549,000**

3 Bedroom, 3.00 Bathroom, 1,507 sqft  
Single-Family on 0.27 Acres

Bel Air Sherwood Shores, Granite Shoals, TX

**PRICED WELL BELOW TAX APPRAISAL!!**

Looking for the perfect spot to kick back & enjoy lake life with your very own private boat dock, but on a limited budget? Affordable, low-maintenance, & all about the lake lifestyle—this is your chance to make waterfront living on Lake LBJ a reality. This cute, funky, low-priced lakefront bungalow has it all! Tucked away on a quiet, private canal, you™ll save \$\$ but be cruising out on open water in seconds. Spend your days on the private dock soaking up the sun, fire up the grill on either of the two huge decks overlooking the lake, or relax in your privacy fenced yard with plenty of space to spread out, thanks to the spacious private lot. Inside, you™ll find beautiful flooring, stainless steel appliances, 2 bedrooms plus a 3rd bedroom/flexible bonus room (great for extra guests or as additional living space), & 2 & 1/2 baths. Need more storage for all your lake toys, tools or equipment? No problem—the extra storage rooms on the dock and the large, separate storage building will make lake life both easy & organized. Offering the perfect balance of comfort, value, & water access with its great location & affordable price, this property is a rare find—ideal as a full-time residence, weekend retreat, or income-producing rental. Worried that you may not be able to use the property as much as you would like? Both short & long term rentals are allowed, ensuring your investment for years to come. Grab this one before it's gone,



& experience what lake living is all about!  
Canal is in process of clean up from recent storms, so snatch this one before other buyers see it!

Built in 1984

### **Essential Information**

MLS® #	5331137
Price	\$549,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,507
Acres	0.27
Year Built	1984
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	301 Twilight Ln
Area	BU
Subdivision	Bel Air Sherwood Shores
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

### **Amenities**

Utilities	Electricity Connected, Phone Available, Sewer Connected, Water Connected
Features	Common Grounds/Area, Lake, Playground, Park, Planned Social Activities
Parking	Direct Access, Driveway, Kitchen Level, Open, Outside
View	Lake,Lake LBJ
Is Waterfront	Yes
Waterfront	Waterfront, Boat Ramp/Lift Access, Canal Front, Lake Front

## Interior

Interior	Tile
Appliances	Dryer, Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Exterior Steps, Gas Grill, Private Entrance, Private Yard, Boat Lift, Dock
Lot Description	Front Yard, Interior Lot, Level, Few Trees, Trees Large Size, Views
Roof	Metal
Construction	HardiPlank Type, Metal Siding, Stone, Wood Siding
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	August 30th, 2025
Days on Market	38

## Listing Details

Listing Agent	Cathy Ryden
Listing Office	Horseshoe Bay ONE Realty

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