

# \$2,595,000 - 175 Pointview Dr, Marble Falls

MLS® #5381937

**\$2,595,000**

3 Bedroom, 5.00 Bathroom, 2,934 sqft

Single-Family on 0.14 Acres

Granite Pointe Sub, Marble Falls, TX

Welcome to 175 Pointview Dr in one of the newest communities on Lake LBJ! This home is just under 3000 sq ft with absolutely stunning lake views from every level, the height gives you the advantage to see over the neighboring island for cove and open water views! There are 3 bedrooms plus a large game room with built in bunk beds! Each level has an outdoor balcony and large windows for a ton of natural light! The selected finishes on this property truly make it feel like a custom home! There is also an indoor elevator that services each level. You have your own private boat dock and pool! In the subdivision there will also be a community pool, marina, fitness center, sports courts and golf cart parking!

Built in 2024

## Essential Information

MLS® #	5381937
Price	\$2,595,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,934
Acres	0.14
Year Built	2024
Type	Single-Family



Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	175 Pointview Dr
Area	BU
Subdivision	Granite Pointe Sub
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

### Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Underground Utilities, Propane
Features	Barbecue, Common Grounds/Area, Lake, Pool, Sport Court(s)
Parking	Driveway, Garage Faces Front, Garage, Additional Parking
# of Garages	2
Garages	Garage Door Opener
View	Hills,Lake,Lake LBJ
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

### Interior

Interior	Wood
Appliances	Built-In Gas Range, Dishwasher, Disposal, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Central
# of Fireplaces	1
Fireplaces	Gas
Stories	Three Or More

### Exterior

Exterior Features	Boat Lift, Dock, Exterior Steps, Outdoor Grill
Lot Description	Landscaped, Cul-De-Sac
Roof	Composition
Construction	HardiPlank Type, Masonry
Foundation	Slab

### School Information

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

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	165
HOA Fees	2400
HOA Fees Freq.	Annually

### **Listing Details**

Listing Agent	Bailey Pippenger Heinatz
Listing Office	eXp Realty, LLC

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