

# \$1,285,000 - 408 Front St, Marble Falls

MLS® #6470055

**\$1,285,000**

2 Bedroom, 3.00 Bathroom, 1,572 sqft

Single-Family on 0.31 Acres

Fullview, Marble Falls, TX

This is a rare opportunity to own a pristine lake house in the absolute perfect spot on Lake Marble Falls. Highly improved with three outdoor areas to enjoy, including a huge patio overhanging the lake (ideal for jumping in) and a covered lakeside patio. The property is exceptionally private, yet only one minute from downtown Marble Falls. The spacious master bedroom features a gorgeous bathroom and walk-in closet with washer and dryer. The second bedroom has a queen bed and oversized bunk bed with plenty of room to spare. The recently updated kitchen features granite counters and custom painted cabinets. The living area opens to the fabulous back porch with a bar and relaxed seating area that is perfect for entertaining. No shoes necessary as a lush lawn connects the house to the gently sloping shoreline where there are two covered boat slips, double jet ski lift and fishing pier. The property is located on the widest part of the lake directly across from the City of Marble Falls Lakeside Park. This home is ideally situated for viewing the Lakefest drag boat races in June or the 4th of July city fireworks show (front row seats for both events). And of course, there are great views of the Walkway of Lights in November and December.

Built in 1999

## Essential Information



MLS® #	6470055
Price	\$1,285,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,572
Acres	0.31
Year Built	1999
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active Under Contract

### **Community Information**

Address	408 Front St
Area	BU
Subdivision	Fullview
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	None
Parking	Driveway
View	Lake,Lake Marble Falls
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front

### **Interior**

Interior	Carpet, Concrete
Appliances	Oven, Range, Refrigerator
Heating	Central
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Boat Lift, Boat Slip, Dock, Exterior Steps, Lighting
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Lot Description	Back Yard, Landscaped, Sprinklers Automatic, Gentle Sloping, Many Trees, Views
Roof	Shingle
Construction	Masonry, Wood Siding
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	November 19th, 2024
Days on Market	325

### **Listing Details**

Listing Agent	Chadwick Calhoun
Listing Office	Jim Berry Hill Ctry Rnch Sales

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