

\$825,000 - 739 Birch Ln, Cottonwood Shores

MLS® #7486896

\$825,000

5 Bedroom, 3.00 Bathroom, 2,850 sqft
Single-Family on 1.14 Acres

Driftwood, Cottonwood Shores, TX

Beautiful, traditional home nestled in the area of Cottonwood Shores, just outside Horseshoe Bay. Incredible charm and quality await the next homeowner of this excellent property which boasts of 10 lots on 1.14 acres with a 1,500 square ft. shop. Community park and water access are available to Lake Marble Falls and Lake LBJ. Great entertainment areas throughout the property. Prepare your favorite recipe in the large kitchen which offers an abundance of storage and counter space, granite countered center-island, eating bar, and a pass-through window to the formal front dining room. The Master Suite has extra room for a sitting area which parlays into an ensuite bath with double vanities and walk-in closet. Two guest rooms share a hallway bathroom; one with direct access. The upstairs loft provides the opportunity for a media room, office, mancave or additional bedroom with a door that closes off to the first floor. In addition to the exterior limestone, the home brings that same style inside with a cool entryway arch and also incorporates the limestone in the fireplace too! You & your guests will also enjoy the expansive yard surrounding the property as well as outdoor entertaining areas under the covered patio, around the fire pit, or in the large shop on site. Great property that provides space and retreat for each family member plus community areas too! 6 of the 10 lots could be used as investment property to sell or build additional structures.



Built in 2005

Essential Information

MLS® #	7486896
Price	\$825,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,850
Acres	1.14
Year Built	2005
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	739 Birch Ln
Area	BU
Subdivision	Driftwood
City	Cottonwood Shores
County	Burnet
State	TX
Zip Code	78657

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Sewer Connected, Water Connected
Features	Barbecue, Dog Park, Lake, Playground, Park
Parking	Assigned, Attached, Garage, RV Access/Parking, Garage Faces Side
# of Garages	2
Garages	Garage Door Opener
View	Hills,Lake Marble Falls
Waterfront	None

Interior

Interior	Carpet, Laminate, Tile, Wood
Appliances	Cooktop, Dryer, Dishwasher, Electric Oven, Electric Water Heater, Free-Standing Electric Range, Disposal, Refrigerator
Heating	Central, Electric, Fireplace(s)

# of Fireplaces	1
Fireplaces	Family Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Outdoor Grill, Private Yard, Rain Gutters, Barbecue, RV Hookup
Lot Description	Back Yard, Front Yard, Landscaped, Native Plants, Trees Small Size, Moderate Trees
Roof	Composition
Construction	Frame, Masonry
Foundation	Slab

School Information

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

Additional Information

Date Listed	April 17th, 2025
Days on Market	117

Listing Details

Listing Agent	Jason Coleman
Listing Office	Coleman Team Realty, LLC

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