

# \$1,249,000 - 1506 Hill Top Dr A,b,& E, Granite Shoals

MLS® #8182352

**\$1,249,000**

3 Bedroom, 4.00 Bathroom, 2,004 sqft

Single-Family on 0.33 Acres

Woodland Hills, Granite Shoals, TX

Incredible Opportunity to mix business with pleasure living the lake lifestyle. This unique property setup includes a two-story house with two boat slips on a community dock. The primary boat slip has a jet ski lift attached. Each boat slip has dedicated storage closets. There is also a secondary bulkhead mounted jet ski lift. With a proven track record for short term rental success, this property offers flexibility for year-round personal use while maintaining investment income. There are also plans available for a two-story master suite garage expansion to offer a dedicated owner quarters connected to an income producing asset with separated entry points! This property is being offered as a turn-key fully furnished instant income STR property. The property is fenced fully for security. The lower floor which has a front and rear covered patio contains the kitchen, main living, dining, and entry hall half bath. A large rear wall of glass that opens up to a large stone patio with fire ring and dock access. The upper floor contains the Master Suite, Bunkbed Room, Third Bedroom, Upper living room, Second Full Bathroom, and Upper Lake View Covered Balcony. There is an additional out-door showering area and an outdoor half bath. There is a private concrete party deck over 1000 sq ft in size with great views for entertaining space. If you enjoy a social atmosphere with lake front amenities, this property seals the deal!



Built in 2014

## Essential Information

MLS® #	8182352
Price	\$1,249,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,004
Acres	0.33
Year Built	2014
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

## Community Information

Address	1506 Hill Top Dr A,b,& E
Area	BU
Subdivision	Woodland Hills
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

## Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected, Cable Connected, Fiber Optic Available, Natural Gas Not Available
Features	Barbecue, Common Grounds/Area, Airport/Runway, Bicycle Storage, Fishing, Lake
Parking	Boat
View	Lake,Lake LBJ
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front

## Interior

Interior	Carpet, Concrete, Tile, Wood, Marble, See Remarks
Appliances	Dishwasher, Free-Standing Electric Range, Microwave, Cooktop, Dryer, Electric Water Heater, Refrigerator, See Remarks, Washer

Heating	Central, Electric, Exhaust Fan
# of Stories	2
Stories	Two

## Exterior

Exterior Features	Private Yard, Balcony, Boat Lift, Covered Courtyard
Lot Description	Sprinklers Automatic
Roof	Composition
Construction	HardiPlank Type, See Remarks, Wood Siding
Foundation	Slab

## School Information

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

## Additional Information

Date Listed	February 25th, 2025
Days on Market	216
HOA Fees	804
HOA Fees Freq.	Annually

## Listing Details

Listing Agent	Aaron Jistel
Listing Office	ListingSpark

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