

# \$1,850,000 - 523 Contour Dr, Granite Shoals

MLS® #9264508

**\$1,850,000**

3 Bedroom, 3.00 Bathroom, 2,528 sqft  
Single-Family on 0.18 Acres

S.C.S. Subdivision, Granite Shoals, TX

UNPARALLELED OPEN WATER VIEWS OF LAKE LBJ. Step inside this recently rebuilt custom stucco home with 3 bedrooms, 3 bathrooms, flex space for workout room or office, in over 2,500 SqFt of generous space with curated high end designer touches throughout, and you are greeted with huge views of Lake LBJ from every window in this light bright home. Open the double set of oversize sliding glass doors from the dining and living areas onto the main level expansive balcony and it feels more like being at the ocean- only with the beautiful hill country in the distance. Walk downstairs to the covered multiple patio areas, complete with swim spa, uncovered sitting areas, a fishing pier-dock or hop in your boat or on your jet ski and you are less than 15 minutes from the marina at Horseshoe Bay Resort. Or stay at home and enjoy lake living at its finest. This home is being offered for sale for the first time in 40 years after 4 remodels and was completely rebuilt in 2020 using every inch of this .18 acre lot which encompasses just over 50% of open water, waterfront property. This is a great full time lake house, waterfront weekend get away or an amazing investment opportunity with STR capability. Come take in the views and see the long list of custom amenities both inside and outside of this home that make this a rare find.

Built in 1970



## Essential Information

MLS® #	9264508
Price	\$1,850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,528
Acres	0.18
Year Built	1970
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active Under Contract

## Community Information

Address	523 Contour Dr
Area	BU
Subdivision	S.C.S. Subdivision
City	Granite Shoals
County	Burnet
State	TX
Zip Code	78654

## Amenities

Utilities	Electricity Available, Natural Gas Available, Other, Phone Available, Underground Utilities, Propane
Features	Lake, Park
Parking	Attached, Driveway, Garage Faces Front, Garage, Additional Parking, Concrete
# of Garages	2
View	Hills,Lake,Water,Lake LBJ
Is Waterfront	Yes
Waterfront	Lake Front

## Interior

Interior	Tile, See Remarks
Appliances	Cooktop, Washer/Dryer Stacked, Dishwasher, Disposal, Gas Range, Microwave, Range, Refrigerator, Stainless Steel Appliance(s), Built-In Electric Oven, Built-In Oven, Dryer, Oven, Washer
Heating	Central, Fireplace(s), Electric

# of Fireplaces	1
Fireplaces	Living Room, Stone, Den, Family Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony
Lot Description	Front Yard, Cleared, Interior Lot
Roof	Metal
Construction	Frame
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	March 2nd, 2025
Days on Market	209
HOA Fees	40
HOA Fees Freq.	Annually

### **Listing Details**

Listing Agent	Lesli Akers
Listing Office	Keller Williams - Lake Travis

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