

# \$1,359,000 - 348 Carlson Cir, Buchanan Dam

MLS® #9669191

**\$1,359,000**

4 Bedroom, 3.00 Bathroom, 3,561 sqft

Single-Family on 0.67 Acres

Carlson, Buchanan Dam, TX

60K Price Correction! Lake level is now completely full from recent rains. See photos showing new water level. Multi-Generational Water Front Property on Lake Buchanan with panoramic views of the lake, Buchanan Dam and Hill Country terrain. The property features a private boat ramp and two slip boat dock and lift with walkway and a gated access on the side for boat parking. Two houses and two lots were integrated in a high quality complete remodel/redesign in 2014. This beautiful all one story home features the 2889 sf main house with 3 bedrooms/2 bathrooms and craft room/office. A breezeway joins an oversized 728 sf 2 car garage and a 672 sf second residence/apartment with its own large 452 sf garage/workshop on the opposite end. Both residences can be independent of the other and lends to multiple uses whether for guests, additional family living, Airbnb potential and more. The manicured grounds boast native plants, beautiful trees, lovely well designed river rock gardens and an inground sprinkler system. The house exterior is constructed of stucco and stone wainscot on all 4 sides and complimented by a lovely bronze standing seam roof. Warm toned stained cement walkways connect driveways and entrances in a seamless path. Both houses have attached covered lakeside patios, one with an outdoor kitchen and fireplace/tv entertainment area. Both patios have access from living rooms and master bedroom. All main rooms enjoy large picture windows and lakeside views. The



interior design of the homes is timeless with quality materials including hardwood flooring, travertine tile, granite countertops, custom cabinetry with accent glazing, high ceilings with LED recessed lighting, wood 2" blinds, and many custom features throughout the home that makes it memorable, warm and interesting. Please check out the many features of this home in the Flyer found in Documents. Don't miss the property video.

Built in 1971

**Essential Information**

MLS® #	9669191
Price	\$1,359,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,561
Acres	0.67
Year Built	1971
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	348 Carlson Cir
Area	LL
Subdivision	Carlson
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

**Amenities**

Utilities	Electricity Connected, Propane, Other, Sewer Connected, Above Ground Utilities
Features	Common Grounds/Area
Parking	Driveway, Garage Faces Front, Garage, Inside Entrance, Concrete,

	Kitchen Level, Lighted, Workshop in Garage
# of Garages	3
Garages	Garage Door Opener
View	Hills,Lake,Panoramic,Water,Lake Buchanan
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, Lake Privileges, Waterfront

## Interior

Interior	Tile, Wood
Appliances	Convection Oven, Dishwasher, Exhaust Fan, Electric Water Heater, Gas Range, Ice Maker, Microwave, Refrigerator, Range Hood, Stainless Steel Appliance(s), Built-In Electric Range, Built-In Oven, Double Oven, ENERGY STAR Qualified Refrigerator, Gas Water Heater, Induction Cooktop, Plumbed For Ice Maker, Range, Self Cleaning Oven, Vented Exhaust Fan
Heating	Central, Fireplace(s), Electric
# of Fireplaces	1
Fireplaces	Living Room, Raised Hearth, Stone, Wood Burning
# of Stories	1
Stories	One

## Exterior

Exterior Features	Barbecue, Gas Grill, Lighting, Private Yard, Rain Gutters, Uncovered Courtyard, Arbor, Boat Lift, Boat Ramp, Boat Slip, Dock, No Exterior Steps, Outdoor Grill
Lot Description	Back Yard, Front Yard, Landscaped, Level, Trees Medium Size, Views, Moderate Trees
Roof	Metal
Construction	Frame, Masonry, Stone, Stucco
Foundation	Slab

## School Information

District	BurnetCONSISD
Elementary	Burnet
Middle	Burnet (Burnet ISD)
High	Burnet

## Additional Information

Date Listed	May 26th, 2025
Days on Market	129

**Listing Details**

Listing Agent	Denise Lewis
Listing Office	Keller Williams Realty

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