

\$749,000 - 312 Blue Sky Way, Burnet

MLS® #8305412

\$749,000

3 Bedroom, 3.00 Bathroom, 1,930 sqft
Residential on 0.98 Acres

Golden Beach, Burnet, TX

LAKE BUCHANAN IS FULL FOR THE FIRST TIME IN 20 YEARS. Do not miss this rare opportunity to own a little slice of heaven on the main body of Lake Buchanan. This beautiful retreat is located close to Marble Falls and Granite Shoals, is set in a perfect location. of Lake Buchanan. Approx 153.9 feet level waterfront. It features a 2-bedroom 2-bath main house and a 1-bedroom 1-bath guest house. The main home consists of beautiful custom woodwork throughout—granite kitchen countertops, island, double ovens, a gas stove, and a stainless steel refrigerator. The laundry area and pantry are off of the kitchen, with a stackable washer and dryer to convey. The open living kitchen with soaring ceilings features beautiful, true solid oak flooring and a huge stone wood-burning fireplace for those cozy winter nights. The upstairs bedroom hosts a large bath with a double vanity and a jacuzzi tub. Enjoy the views from the upstairs deck out of the sliding glass doors and the deck. The downstairs bedroom has a full bath that can double for entertaining your guests. There is an 850 sqft garage with garage door opener and an additional side shop. Room for an RV or a full-blown man cave. The one-room guest area features a full bath and a deck for more views of the beautiful lake and grounds. Lots of backyard area for children, picnics, and launching your boats right off the shore. 15 minutes to Boat Town. Come and see what beautiful Lake Buchanan has to offer. Approx.



30 minutes to Llano. Close enough for a fun-filled day trip to the Fredericksburg wine country. Just a little over an hour to the Austin area, Bee Cave, and Lakeway.

Built in 2000

Essential Information

MLS® #	8305412
Price	\$749,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,930
Acres	0.98
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	312 Blue Sky Way
Area	LL
Subdivision	Golden Beach
City	Burnet
County	Llano
State	TX
Zip Code	78609

Amenities

Utilities	Electricity Connected, Water Connected, Propane, Sewer Connected
Features	Fishing, Lake
Parking	Additional Parking, Detached, Door-Multi, Door-Single, Driveway, Garage, Garage Door Opener, Garage Faces Front, Garage Faces Side, Oversized, RV Access/Parking, Workshop in Garage
Garage Spaces	4
Garages	Garage Door Opener
View	Hills, Lake, Trees/Woods
Is Waterfront	Yes

Waterfront Lake Front, Waterfront

Interior

Interior Tile, Wood

Appliances Dishwasher, Disposal, Dryer, Electric Oven, Free-Standing Refrigerator, Gas Range, Gas Water Heater, Microwave, Self Cleaning Oven, Washer/Dryer Stacked

Heating Central, Propane

Cooling Central Air, Ceiling Fan(s)

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Masonry

of Stories 2

Stories Two

Exterior

Exterior Features Balcony, Exterior Steps, Lighting, Rain Gutters

Lot Description Back Yard, Cleared, Front Yard, Gentle Sloping, Interior Lot, Landscaped, Level, Many Trees, Native Plants, Open Lot, Rock Outcropping, Sloped Down, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Views

Windows Blinds, Display Window(s), Screens, Wood Frames

Roof Metal

Construction Masonry, Stone

Foundation Slab

School Information

District BurnetCONSISD

Elementary Burnet

Middle Burnet (Burnet ISD)

High Burnet

Additional Information

Date Listed April 7th, 2024

Days on Market 576

Listing Details

Listing Office Intege Realty LLC

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