

\$3,299,000 - 1455 Cr 342, Marble Falls

MLS® #154645

\$3,299,000

4 Bedroom, 3.50 Bathroom, 4,707 sqft
Acreage / Farm / Ranch on 18.26 Acres

None, Marble Falls, TX

The Bella Vista property consists of 4 individual living quarters. "Bella Casa" is the 4707sq ft home constructed on pier & beam, with 4 bed, 3 full bath, one half bath, 2 offices, bonus room, walk-in butler's pantry. The Kitchen is a chef's dream with 6 burner gas range, dual ovens, large island, freezer, microwave drawer. The wet bar includes ice machine and wine fridge. A huge porch that wraps around the entire backside of the home leads to the lower porch that includes a hot tub. "Bella Vista" guest house is an 1800 square foot home with 3 bedrooms, each with en suite bathroom, expansive porch and patio that overlooks Hamilton Creek and Lake Travis. Cowboy Cottage is a 2/1, single level apartment with huge extended, attached 3 car garage with plenty of extra storage. Both guest house and apartment are completely furnished and come fully equipped for living or renting. This fabulous property includes a private boat launch on Lake Travis, large red barn to house boats and farm implements, and a 398 sq ft tiny house with all utilities. Additional 12+ acres have an ag exemption with hay operation in place. Unrestricted w/ 150 feet of Lake Travis frontage, 1000 feet of frontage on Hamilton Creek to one side and Penny Branch Creek runs along the other side. There are stunning views from each of the buildings overlooking Hamilton Creek and Lake Travis. Bella Vista guest house and Cowboy Cottage have been used as vacation rentals. They may potentially bring in enough income to pay



property taxes and upkeep.

Essential Information

MLS® #	154645
Price	\$3,299,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,707
Acres	18.26
Type	Acreage / Farm / Ranch
Sub-Type	Acreage/Farm/Ranch
Status	Active

Community Information

Address	1455 Cr 342
Area	Marble Falls
Subdivision	None
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Electricity
View	Hill Country, Panoramic, Lake
Is Waterfront	Yes
Waterfront	Lake

Interior

Appliances	Dishwasher, Double Oven, Dryer Connection-Electric, Ice Maker, Microwave, Range-Gas, Refrigerator, Washer Connection, Water-Heater Gas
Heating	Central
Cooling	Central

Exterior

Exterior	Hardi-Panel, Stone
Lot Description	Cleared, Partial Wooded, Heavily Wooded, Lake Access, Ravine, Rolling
Roof	Metal
Construction	Wood
Foundation	Pier/Beam

School Information

District	Marble Falls
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Additional Information

Date Listed	January 19th, 2021
Days on Market	234

Listing Details

Listing Agent	Jodi Bostic
Listing Office	Horseshoe Bay Resort Realty

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