

\$1,160,000 - 89 E Wildflower Boulevard, Marble Falls

MLS® #3788641

\$1,160,000

3 Bedroom, 4.00 Bathroom, 3,470 sqft
Residential on 10.00 Acres

Mustang Ridge Estates, Marble Falls, TX

This private retreat is situated on 10 acres, right inside the Marble Falls city limits! As you enter this beautiful, one story, custom home, you will immediately notice the spacious foyer with high ceilings. To the left of the foyer is an oversized office that could easily make a fourth bedroom. As you proceed to the great room, you will be impressed by the high ceilings, beautiful tile floors, custom electric windowcoverings, tray ceilings, and a fireplace that can be wood burning or gas. The dream kitchen features exquisite granite counters, a large pantry, a gas cooktop, built in SS microwave and oven, and quiet close cabinets and drawers. The spacious main bedroom provides plenty of room for a large seating area, and the ensuite bath features an enormous walk-in shower, tankless hot water heater, soaker tub and tons of storage. Two additional bedrooms are complimented with ensuite baths, as well. There is an abundance of storage throughout, including the laundry room and 3-car garage. Enjoy your favorite tunes on the back porch or on the upstairs balcony while enjoying the wonderful breeze with amazing VIEWS of Marble Falls and the surrounding Hill Country. Other enjoyable features of the exterior include raised beds for growing vegetables, herbs, and flowers, a 6-foot wrought iron fence, a front yard in-ground sprinkler system, a 30 amp RV plug, and a security camera system. This one is a MUST SEE!



Built in 2018

Essential Information

MLS® #	3788641
Price	\$1,160,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,470
Acres	10.00
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	89 E Wildflower Boulevard
Subdivision	Mustang Ridge Estates
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Cable Available, High Speed Internet Available, Cable Connected, Electricity Connected, Natural Gas Not Available, Phone Available, Propane, Water Connected
Features	Community Mailbox
Parking	Concrete, Additional Parking, Direct Access, Driveway, Electric Gate, Enclosed, Garage, Garage Faces Side, Gated, Outside, Oversized, RV Access/Parking, Secured
# of Garages	3
Garages	Garage Door Opener
View	City, Hills, Panoramic
Waterfront	None

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Disposal, Built-In Electric Oven, Cooktop, Electric Water

	Heater, Free-Standing Refrigerator, Gas Cooktop, Microwave, Oven, Plumbed For Ice Maker, Self Cleaning Oven, Stainless Steel Appliance(s), Vented Exhaust Fan
Heating	Central, Fireplace(s), Heat Pump, Propane, Wood, Zoned
# of Fireplaces	1
Fireplaces	Great Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Rain Gutters, RV Hookup, RV Parking/RV Hookup, See Remarks, Uncovered Courtyard
Lot Description	Sprinklers Automatic, Agricultural, Back Yard, Cul-De-Sac, Front Yard, Garden, Irregular Lot, Landscaped, Level, Native Plants, Private, Rock Outcropping, Trees Large Size, Trees Medium Size, Views
Roof	Metal
Construction	Masonry, Frame, Stone, Stucco
Foundation	Slab

School Information

District	Marble Falls ISD
Elementary	Colt
Middle	Marble Falls
High	Marble Falls

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