

\$2,000,000 - 110 County Road 119a, Burnet

MLS® #6603547

\$2,000,000

4 Bedroom, 4.00 Bathroom, 2,364 sqft
Residential on 0.70 Acres

Enchanted Valley, Burnet, TX

Looking for the perfect vacation home? Come live the good life & enjoy your weekends, holidays & summer with family and friends boating, tubing and skiing on the lake! This gorgeous, 2,364 sq ft home sits on a large, lush-green .82 / acre lot surrounded by tall, beautiful mature trees. The large backyard has plenty of room for a pool & overlooks 110 feet of waterfront with a private boat dock.

Although the home was originally built in 1986, the "effective age" of the home is 2 years old since it was taken down to the studs & completely remodeled in 2019. All plumbing, electrical, roof, appliances, etc.. are 2 years old. There are 4 bedrooms (1 down, 3 up) & 3.5 baths (1.5 down and 2 up). The pristine white kitchen has 2 year old stainless steel appliances that all convey, convection oven, reverse osmosis water filtration, a large window that looks out to the backyard & patio. There are TWO garages - 1 attached and 1 detached. The detached 20' x 28' garage sits higher up on the lot and can house a large boat or truck. The attached 2 car garage is 22' x 24'. The entire house has a central vacuum system that makes it super easy to clean. A new well pressure tank / switch, water softener & septic grinder were installed 2 years ago & the septic was pumped in April 2021. A new recent survey & elevation certificate are available. All appliances convey including washer, dryer, & kitchen fridge. This home is located w/in a 5 -20 minute drive to many different local attractions including the iconic



Wakepoint restaurant & bar, Boat Town, Perisios Winery, The Legends Public Golf Course, Longhorn Caverns & just a short drive to Marble Falls and the famous Horseshoe Bay Resort. There are 3 award-winning golf pro (Robert Trent Jones & Jack Nicklaus) designed golf courses at HSBR, one of which is touted as one of "America's Best Golf Resorts" by Golf Magazine. Come check out this home and fall in love!

Built in 1986

Essential Information

MLS® #	6603547
Price	\$2,000,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,364
Acres	0.70
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Active Under Contract

Community Information

Address	110 County Road 119a
Subdivision	Enchanted Valley
City	Burnet
County	Burnet
State	TX
Zip Code	78611

Amenities

Utilities	Electricity Available, Sewer Connected, Water Connected
Features	Golf, Lake
Parking	Door-Single, Detached, Garage, Garage Faces Side, Circular Driveway, Kitchen Level, See Remarks, Shared Driveway

# of Garages	4
View	Lake, Water
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, Waterfront

Interior

Interior	Carpet, Tile, Vinyl
Appliances	Convection Oven, Dryer, Dishwasher, Electric Cooktop, Electric Range, Electric Water Heater, Free-Standing Electric Oven, Free-Standing Electric Range, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer, Water Purifier Owned
Heating	Central
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Private Yard, Rain Gutters, Boat Lift, Boat Slip, Dock, See Remarks
Lot Description	Back Yard, Landscaped, Many Trees, Sprinklers In Ground, Trees Large Size, Sloped Down, Sprinklers In Rear, Sprinklers On Side
Roof	Composition
Construction	Stone
Foundation	Slab

School Information

District	Burnet ISD
Elementary	RJ Richey
Middle	Burnet (Burnet ISD)
High	Burnet

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