

# \$249,900 - 657 Pecan Lane, Cottonwood Shores

MLS® #7600820

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## \$249,900

4 Bedroom, 2.00 Bathroom, 1,362 sqft  
Residential on 0.22 Acres

Scarlet Oaks, Cottonwood Shores, TX

Call for details regarding our Byrne Buyers Guarantee ... if you don't love this home for up to 12 months after you buy it we will sell it zero seller commission. conditions apply. Register now! Nestled in the lakeside community of Cottonwood Shores on Lake Marble Falls, a community that is part of the Highland Lakes chain, this 4-bedroom home boasts an ideal location for a serene Hill Country retreat. Situated on over 0.21 acres of land just minutes away from Lake Marble Falls and Lake LBJ with a nearby marina, year-round activities await. Inside, you'll find vinyl plank and tile flooring for effortless maintenance. The galley kitchen layout offers exceptional convenience, featuring a gas stove, ample workspace on both sides, a pantry closet, and a dedicated breakfast area. The primary bedroom includes an ensuite bathroom with a glass-enclosed shower. The spacious fenced backyard seamlessly connects you to the outdoors, and a shed provides additional storage space for your lake gear. Embrace the natural splendor of the outdoors. The Lake LBJ Club and Marina offers swift boat access, only 5 minutes away. Situated just 5 miles south of Marble Falls, this location grants you access to various state parks, trails, greenbelts, captivating rock formations, and inviting water spots, perfect for days of swimming, fishing, hiking, and canoeing. Explore shopping and dining in historic downtown Marble Falls, less than 10 minutes away, or relish a visit to a local brewery or



winery for weekend enjoyment. Positioned just over an hour's drive west of Austin, the Highland Lakes region serves as an ideal gateway. Experience Cottonwood Shores, the city on two lakes, for yourself – schedule a viewing today! Buyer has first right of refusal on lot next door (Lot 372 for \$30,000). Call for details regarding our Byrne Buyers Guarantee ... if you don't love this home for up to 12 months after you buy it we will sell it zero seller commission. conditions apply. Register now!

Built in 1965

**Essential Information**

MLS® #	7600820
Price	\$249,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,362
Acres	0.22
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	657 Pecan Lane
Area	BU
Subdivision	Scarlet Oaks
City	Cottonwood Shores
County	Burnet
State	TX
Zip Code	78657

**Amenities**

Utilities	Electricity Available
Features	None
Parking	Outside

View	None
Waterfront	None

### Interior

Interior	Tile
Appliances	Dishwasher, Electric Oven, Free-Standing Electric Range
Heating	Central
# of Stories	1
Stories	One

### Exterior

Exterior Features	None
Lot Description	Trees Medium Size
Roof	Composition
Construction	Frame
Foundation	Slab

### School Information

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

### Additional Information

Date Listed	August 11th, 2023
Days on Market	279

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