

# **\$4,950,000 - 206 Forest Drive, Buchanan Dam**

MLS® #8368261

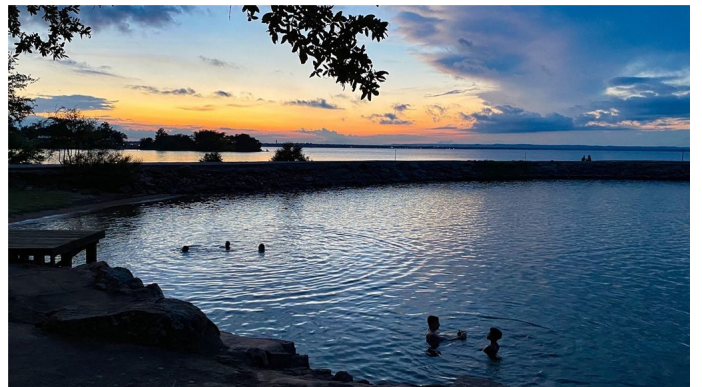
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## **\$4,950,000**

12 Bedroom, 11.00 Bathroom, 9,281 sqft  
Residential on 10.16 Acres

none, Buchanan Dam, TX

This absolute trophy property presents with the grandeur of nearby Texas State Parklands! About 1 hour from the Texas State Capital, these 10 private acres are prime for a luxury home site, wedding or event venue, STR income, wellness centers, family compound, or corporate use! Features about 1020' of north-facing lake frontage with MILES of panoramic views over deep blue water & open skies, from multiple vantage points. The property includes the private LCRA-built concrete & rock jetty (approx 600' long!) which breaks waves and forms a large "hidden" cove, attractive for swimming and fishing. Well-appointed improvements include 3 separate dwellings high on the lot, a boathouse with an observation deck, beach baths, screened-in open-air canteen, horseshoe and disc golf, and more. The main house features 8 bedrooms, great rooms, flex spaces, storage, sprawling decks, plus a commercially sized kitchen and large laundry room. There are an additional 2-4 bedrooms between the single-story guest house and garage apartment. Enjoy a gently sloping, and terraced lawn, granite rock cliffs, private beaches, and a gracefully winding, asphalt road to the private boat ramp. Incredible view of the historic, approx 2-mile long 1937-built Buchanan Dam, which forms the largest of the Highland Lakes and is situated downstream from the property and past the jetty. There is no HOA and the property is on close-in Lake Buchanan with a low 1.3989 tax rate (LCAD)



and Burnet Schools. Located discreetly past an unassuming residential area and gate, off of a quiet road convenient to Hwy 29. On-site sewer (septic) and municipal water. 1hr from Austin Executive Airport, Austin's new Apple Headquarters, and Austin's Whole Foods on 6th; 10-15min to Kingsland for groceries at HEB or medical care at Baylor Scott and White; 10min to Inks Lake State Park; 1hr 30min to ABIA; 2hrs to San Antonio's Convention Center; and 2hrs 30min, and approximately 3 hours to Houston's IAH and Dallas' DFW airports.

Built in 1998

**Essential Information**

MLS® #	8368261
Price	\$4,950,000
Bedrooms	12
Bathrooms	11.00
Full Baths	10
Half Baths	1
Square Footage	9,281
Acres	10.16
Year Built	1998
Type	Residential
Sub-Type	Single Family Residence
Status	Active

**Community Information**

Address	206 Forest Drive
Area	LL
Subdivision	none
City	Buchanan Dam
County	Llano
State	TX
Zip Code	78609

**Amenities**

Utilities	Above Ground Utilities, Electricity Connected, Other, Water Connected
Features	None
Parking	Asphalt, Boat, Circular Driveway, Garage, Golf Cart Garage, Guest, Oversized
Garage Spaces	2
View	Lake, Panoramic
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, Waterfront

### **Interior**

Interior	Carpet, Concrete
Appliances	Cooktop, Disposal, Dryer, Free-Standing Refrigerator, Microwave, Oven, Refrigerator, Stainless Steel Appliance(s), Washer
Heating	Central
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Boat Ramp, Exterior Steps, Outdoor Grill, Private Entrance, Private Yard, See Remarks
Lot Description	Few Trees, Gentle Sloping, Landscaped, Level, Moderate Trees, Private, Sloped Down, Sprinklers In Ground, Views
Roof	Spanish Tile
Construction	Frame, Stone Veneer
Foundation	Slab

### **School Information**

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

### **Additional Information**

Date Listed	July 1st, 2022
Days on Market	679

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