

# \$3,290,000 - 200 Cockleburr Lane, Burnet

MLS® #2263241

**\$3,290,000**

10 Bedroom, 8.00 Bathroom, 5,633 sqft  
Residential on 2.71 Acres

Buena Vista, Burnet, TX

AMAZING, once in a lifetime property on INKS Lake! Truly a jewel of the State of Texas, Inks Lake ownership is highly sought after, generational and rarely offered for sale. "Cockleburr Cove" is 2.71 acre with three (3) houses and cabins, 304' of prime open water frontage, mature native oaks, granite outcroppings and lush lawn to the water's edge. It is an operational luxury short term rental property with waiting lists and repeating annual guests; could be a private corporate or family retreat or luscious site for your exclusive Inks custom home. The "Lakehouse" is constructed of reclaimed vintage, natural materials and offers HUGE water views throughout. As charming as this house is, you may never wish to come inside from the expansive screened in back porch with complete immersion in the beauty of Inks. The "Treehouse" offers a funky, split level experience with an entertaining deck nestled in the oaks to enjoy the big lake view. Overflow your group into the adjacent bungalow for additional bunking and lake enjoyment. The "Caretaker's House" is an off water, charming 3/2 stucco with gorgeous hill country and lake views. There is a massive boat garage for housing all your water toys, two lighted piers with electric lifts, boat house and floating sun bathing island. The water contour has a handcrafted bulkhead of indigenous stone and a gently sloped swimming beach. Lakehouse & Treehouse come furnished and supplied for continuation of short term rental business, if



desired. Lake life for you starts today! Don't miss this opportunity to own this treasured property.

Built in 1956

### Essential Information

MLS® #	2263241
Price	\$3,290,000
Bedrooms	10
Bathrooms	8.00
Full Baths	8
Square Footage	5,633
Acres	2.71
Year Built	1956
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### Community Information

Address	200 Cockleburr Lane
Area	BU
Subdivision	Buena Vista
City	Burnet
County	Burnet
State	TX
Zip Code	78611

### Amenities

Utilities	Water Available, Above Ground Utilities, Other
Features	None
Parking	Additional Parking, Detached, Detached Carport, RV Carport, Storage
Garage Spaces	2
View	Hills, Lake
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, Waterfront

### Interior

Interior	Carpet, Tile, Wood
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Appliances	Dryer, Microwave, Washer, Electric Range, Electric Water Heater
Heating	Electric, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Boat Lift, Boat Slip, Dock
Lot Description	Native Plants, Sprinklers Automatic, Trees Large Size, Views, Rock Outcropping, Xeriscape
Roof	Metal
Construction	Stucco, Cedar, Frame
Foundation	Slab, Pillar/Post/Pier

### **School Information**

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

### **Additional Information**

Date Listed	September 8th, 2021
Days on Market	76

Property Listed by: RE/MAX of Marble Falls  
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