



**30 BEAVER ISLAND**  
GRANITE SHOALS, TX 78654



\$1,775,000



1 acres

## DESCRIPTION

Absolutely stunning open waterfront lot at the widest part of Lake LBJ, with a west facing orientation for sunsets that are out of this world! Build the lake house your heart desires, with all the bells and whistles to suit your family. Enjoy the perfection that is Beaver Island, this is the last remaining lot in this highly sought after waterfront community on Lake LBJ, a small Island of 41 homes forms the warm friendly neighborhood jetting out into the blue waters of Lake LBJ. When you travel across the causeway, you'll know you're home. Lake LBJ is a favorite destination for Texans with its endless recreational activities, you and your family will delight in the full range of lake activities this wonderful lake has to offer, boating, fishing, paddle boarding, kayaking, and swimming. The ultimate lakeside retreat for everyday living or weekend getaways. Come have a look! Located just 45 minutes Northwest of Austin and 90 minutes North of San Antonio in the Highland Lakes area of the Texas Hill Country.

**PROPERTY TYPE:** Land - UnimprovedLand  
**MLS STATUS:** Active  
**MLS:** 3020711  
**YEAR BUILT:**  
**COUNTY:** Burnet  
**TRACT OR SUBDIVIION:** Beaver Island  
**LIST DATE:** 03/28/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:** BU  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.25  
**LOT SIZE (SQFT):** 10,890

## INTERIOR FEATURES

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### LOT DESCRIPTION:

- Cleared
- Level
- Views

### FENCING:

- None

## UTILITIES

### UTILITIES:

- CableAvailable
- ElectricityAvailable
- HighSpeedInternetAvailable
- PhoneAvailable
- SewerAvailable
- UndergroundUtilities
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Tammie Bennett

**COMMUNITY:**  
**PHONE:** 830.265.0550

- Lake

**BROKERED BY:** Kuper Sotheby's Int'l Realty