



COLORADO RIVER ESTATE  
TBD (Lot 38) Chimney Cove Ct Marble Falls, TX  
5 Acres | \$499,990



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# PROPERTY DESCRIPTION

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This 5-acre residential lot has direct Colorado River access about 10 miles north of Lake Travis. Chimney Cove Estates is a gated development featuring large lots, beautiful new homes, and an agricultural valuation for low property taxes – all less than 20 minutes to Marble Falls, 40 minutes to Cedar Park/Leander, and an hour to Austin.

This subdivision is a well-maintained live oak savannah dotted with several varieties of oaks, scattered juniper, native grasses, and wildflowers. The subject lot has great brush diversity with a relatively open understory sporting elbowbush, agarita, prickly pear, tasajillo, and yucca. The land slopes softly from Chimney Cove Drive to the second bank of the Colorado River.

There are no improvements on the lot. The community has gated entry, paved roads, and electrical. Well and septic required.

Marble Falls is a growing community with healthcare, great grocery stores, chain and locally-owned restaurants, good schools, and constant-level lake access. Larger cities like Austin and San Antonio provide international airports and major health care.

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SCAN HERE TO VIEW MORE OF  
THE COLORADO RIVER ESTATE

## LOCATION

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Burnet County

20 minutes to Marble Falls, 40 minutes to Cedar Park/Leander, and an hour to Austin.

## DIRECTIONS

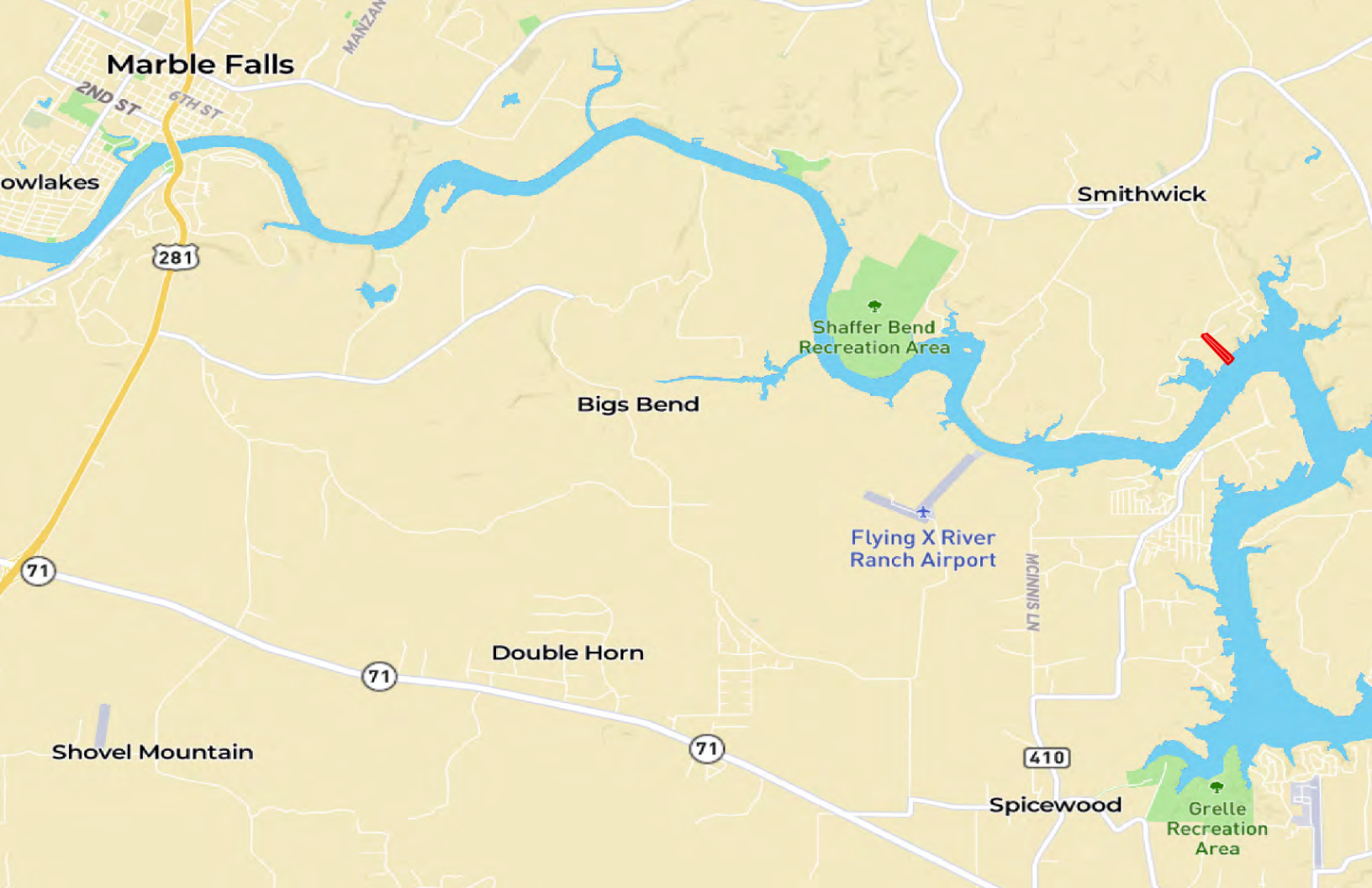
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From Marble Falls, take FM 1431 east to Hickory Creek Rd. Take a right and then a right on Chimney Cove Dr at the subdivision gate. Chimney Cove Court is about a mile inside the gate on the left.

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Boundary



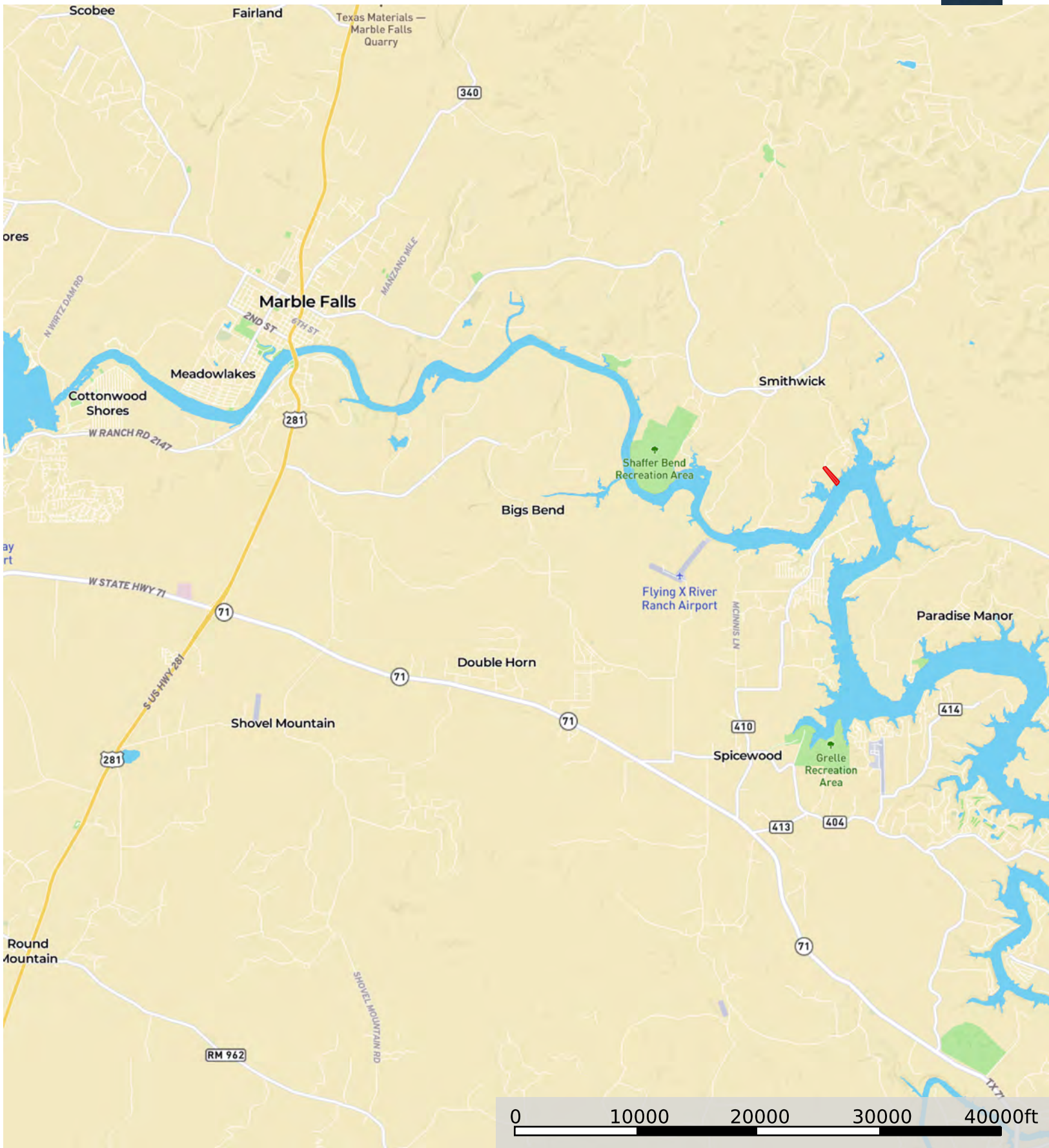


Boundary



# TBD Chimney Cove Ct

Burnet County, Texas, 5 AC +/-



Boundary