

**6021 Circle J Rd
Marble Falls, TX 78654**

PROPERTY HIGHLIGHTS

All 3.8 Acres irrigated. The Owners currently water areas of the grounds nearest to the home and outdoor living space. They personally prefer the rest of the grounds to remain natural. If Buyer desires however, the entire lot can be watered with two different systems totaling 22 zones. There are 8 zones that cover the areas around the house, and the system is using water from the well. The 14 remaining zones are irrigated using lake water. ALL trees on the property can get water.

Two functioning wells and Two massive water storage tanks. The newest well was drilled in 2013. There is a 15,000 gallon tank behind the well pump house, and a 10,000 gallon tank is next to the large metal shed at the front of the property.

Two private septic systems. One is located in the left field when walking towards the front porch. This services the home and is large enough to handle 7 Bedrooms/Bathrooms. The second is located a short distance behind the outdoor living area, and services the outdoor bathroom and outdoor shower.

The **private boat launch** is located to the left of the property when facing the lake, on an easement. The ramp is poured down to 630 feet of water depth with an easy slope. Should more ramp need to be poured, this could easily be accomplished with the gentle slope.

Over 750 feet of shoreline and two locations for a boat dock. The shoreline includes both the main channel of the lake and the private deep-water cove. *The existing boat dock does not convey...*however, any boat dock would primarily remain off the main channel which is conveniently away from the main traffic flow of other boaters, reducing the high wake that can bang into the dock and providing for more peaceful & calm dock lounging. Should the lake depth drop to approximately 640 feet, the dock can be pushed out to the main channel with a cable & anchor slip system. With the most recent low levels in Lake Travis, the dock did not go 'dry'.

Water Softener. The interior of the home benefits from the large capacity water softener. The softener can be found 'under' the house via access at a door under the ramp leading to the front porch.

Short-Term Vacation Rental Income. The property has been listed on HomeAway and VRBO since summer of 2007. The income potential is strong...and since 2007 the Owners have asked \$1750/night...or \$6000/week for rental of the property. May - August, and special holiday occasions has seen the property mostly occupied with short-term renters. 2016, for example, saw rental income net above \$60,000. Income spreadsheets can be supplied if requested. Typically, renters have been multiple families renting together for six nights or more.

NO HOA! Good business opportunities for this property. The only restriction for the area is that no commercial-use marina may be built or located on any shoreline in the subdivision. There are NO restrictions against a Bed & Breakfast, a Wedding Venue, short-term rentals...or corporate retreat usage. Lots of possibilities for income producing ideas.

Flood Zone Details: Flood insurance is currently carried for the property. This flood insurance is transferable to a new owner. The current policy premium is \$3,741. (March, 2017 - March, 2018) The property is classified to be in Flood Rated Zone A30. In the event of flooding, the lower level of the property has been designed to reduce long-term damage. The entire lower level is concrete and masonry, with only sheetrock on the ceiling. While there can be different 'plans' in place for any flooding event, a 'plan' indeed is recommended. There are screens all the way around the lower level. Doors and windows can be removed, leaving only the screens up to prevent large debris from entering the lower level. After the water recedes from the lower level, power-wash the entire lower level and let it dry for approximately one week. It may not be the best week to be a lake property owner, but the trade-off is a truly unique waterfront property on Lake Travis!