



**10317 COUNTY ROAD 197**  
BRECKENRIDGE, TX 76424



\$1,200,000



2,289 sqft



4 beds



3 baths

## DESCRIPTION

Positioned on a scenic point along Hubbard Creek Lake, this exceptional waterfront property offers sweeping open-water views, mature post oak trees, and an inviting blend of Hill Country charm and modern comfort. Situated on four waterfront lots totaling approximately 1.638 acres, the property provides a rare combination of space, privacy, and expansive shoreline. The 4-bedroom, 3-bathroom home offers approximately 2,289 square feet of living space with an open-concept layout designed for both everyday living and entertaining. The updated kitchen anchors the home with a large island, custom cabinetry, stainless appliances, and generous workspace for gathering with family and friends. Living and dining areas open seamlessly through large Pella sliding glass doors onto an impressive 31' x 20' covered wooden deck framed by limestone columns and timber beams. A Berner air curtain wind-screen system allows the doors to remain open while helping keep bugs out and conditioned air inside, creating a true indoor-outdoor lake living experience. The property, shaded by mature oaks, features an 8-foot stone fire pit ideal for evenings under the Texas sky. Additional improvements include a versatile outbuilding suitable for a dog kennel or chicken coop. Storage and lake recreation needs are well accommodated with a 20' x 20' detached garage with roll-up door, covered carport parking, and golf cart storage, as well as a 20' x 30' pull-through boat storage building with doors on both ends. Lakefront amenities include a private concrete boat ramp, along with a 30' x 40' enclosed boathouse featuring an upper entertainment deck with slide overlooking the water. The property also includes a separate 1,120 sq ft residence currently in gutted condition, offering potential for a guest house, bunkhouse, or mother-in-law suite. Whether you're seeking a weekend retreat or full-time lake residence, this unique Hubbard Creek property offers space, privacy, and exceptional outdoor living.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21202134

**YEAR BUILT:** 1963

**COUNTY:** Stephens

**TRACT OR SUBDIVIION:** Tanglewood

**LIST DATE:** 03/16/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,289

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 1.64

**LOT SIZE (SQFT):** 71,351

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- GasLog

### FLOOR COVERINGS:

- LuxuryVinylPlank

### APPLIANCES:

- SomeGasAppliances
- Dryer
- Dishwasher
- Disposal
- GasOven
- GasRange
- GasWaterHeater
- IceMaker
- Microwave
- PlumbedForGas
- Refrigerator
- TanklessWaterHeater
- Washer

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES


<b>STYLE:</b> <ul style="list-style-type: none"><li>● ContemporaryModern</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● CircularDriveway</li><li>● Covered</li><li>● Carport</li><li>● DetachedCarport</li><li>● DoorSingle</li><li>● Driveway</li><li>● Enclosed</li><li>● GarageFacesFront</li><li>● Garage</li><li>● Gravel</li><li>● ParkingLot</li><li>● Secured</li><li>● WorkshopInGarage</li><li>● Boat</li><li>● RvAccessParking</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● BackYard</li><li>● Cleared</li><li>● HardwoodTrees</li><li>● Lawn</li><li>● Landscaped</li><li>● RollingSlope</li><li>● ManyTrees</li><li>● SprinklerSystem</li><li>● Waterfront</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Metal</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Awnings</li><li>● Deck</li><li>● Dock</li><li>● DogRun</li><li>● FirePit</li><li>● Kennel</li><li>● RainGutters</li><li>● RvHookup</li><li>● Storage</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Rock</li><li>● Stone</li><li>● StoneVeneer</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● PillarPostPier</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Fenced</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Propane</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityConnected</li><li>● SepticAvailable</li><li>● SeparateMeters</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Kipi Parks   
**BROKERED BY:** Austin Lorraine Realty