

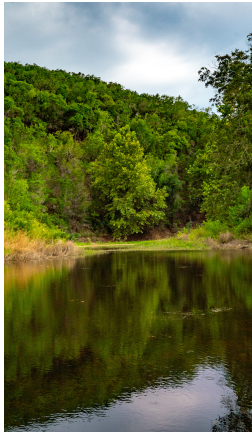
ABOUT US



For more than four decades, it has been our privilege to guide families and individuals through one of life's most important

decisions: buying and selling real estate. Our work has always been about more than property. It's about lifestyle, community, and helping our clients find a place that truly feels like home.

After decades of serving the Texas Hill Country, we are now helping our clients find that same lifestyle and quality of living around the lakes of Marble Falls, Burnet, and Horseshoe Bay.



“Helping people find not just a house, but a place to belong”
- The Rivers



HOW THE RIVERS TEAM SERVES YOU

40+ YEARS OF EXPERIENCE

With deep roots in the Texas Hill Country, our team brings decades of local knowledge, market insight, and trusted relationships to every transaction.

RELATIONSHIP FIRST APPROACH

We believe real estate should feel personal. Our clients come first, and we take the time to understand your lifestyle, goals, and vision.

FULL SERVICE EXPERTISE

From the first showing to the final closing, we guide you through every step, including pricing, negotiations, inspections, and beyond, with confidence and care.

BUILDER AND COMMUNITY CONNECTIONS

Our long-standing relationships with builders, developers, and community leaders give our clients added access, insight, and opportunities others may not see.



www.theriversteam.com



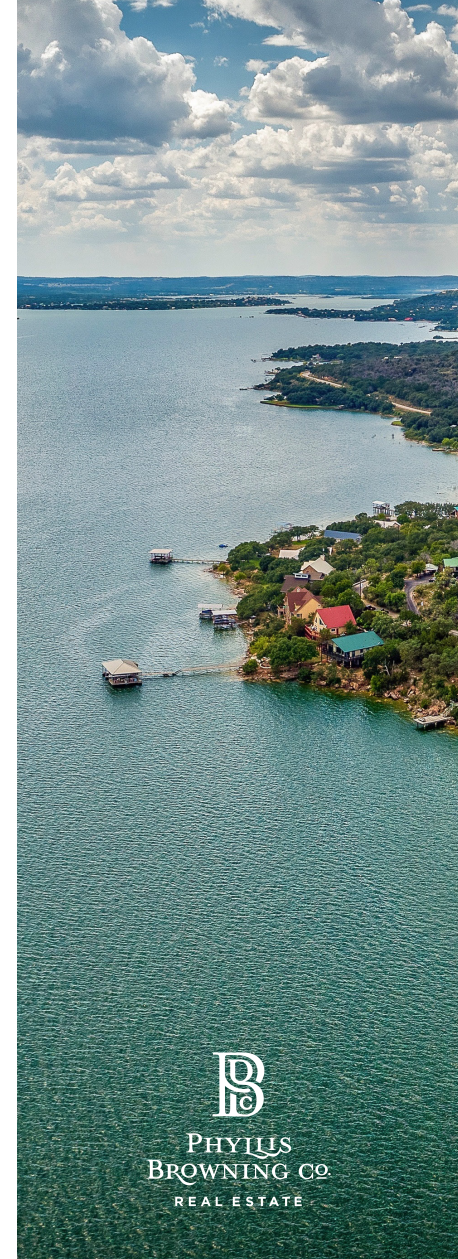
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Hill Country & Lake Life

COMMUNITY SPOTLIGHTS

MARBLE FALLS

Marble Falls is the heart of the Highland Lakes region, offering a vibrant local culture, excellent schools, and easy access to outdoor recreation. Known for its friendly atmosphere and scenic setting, it's a place where residents enjoy both community events and quiet Hill Country living.



LAKE LBJ

Lake LBJ is one of the few constant-level lakes in Texas, making it ideal for year-round waterfront living. Homes range from luxury lakefront estates to off-water retreats, all centered around boating, relaxation, and breathtaking views.

BURNET

Burnet offers a quieter, more traditional Hill Country feel with wide-open spaces, historic charm, and a strong sense of community. It's a favorite for those who appreciate rural beauty while still being close to the lakes and nearby towns.

HORSESHOE BAY

Horseshoe Bay is a premier resort community known for its luxury amenities, championship golf courses, marina access, and upscale dining. Many homeowners enjoy it as a full-time residence, second home, or vacation retreat.

REAL ESTATE INSIGHT



LAKEFRONT VS. OFF-WATER

Lakefront homes offer direct water access, private docks, and unmatched enjoyment. Off-water homes often provide greater privacy, lower maintenance, and strong value, while still keeping you close to the lake lifestyle.



HOA'S & POA'S

Many communities have homeowners or property owners associations that maintain amenities and help protect property values. Rules and fees can vary widely, making local guidance essential when choosing the right neighborhood.



WATERFRONT REGULATIONS

Lakefront properties are subject to specific regulations regarding docks, lifts, and shoreline use. Understanding these guidelines upfront ensures a smooth ownership experience and helps protect long-term value.



INVESTMENT TYPE

SHORT-TERM RENTAL

Some areas allow short-term rentals, while others restrict or prohibit them. Buyers considering an investment purchase or looking for added flexibility should carefully review local regulations before moving forward.

NEW CONSTRUCTION VS. RESALE

New construction offers modern designs and improved energy efficiency, while resale homes often provide established landscaping, mature trees, and prime locations. Each option has distinct advantages, depending on your goals.