

\$1,325,000 - 102 Cypress Shore Lane, Kingsland

MLS® #1064588

\$1,325,000

4 Bedroom, 5.00 Bathroom, 2,974 sqft

Residential on 0.12 Acres

Cypress Shores, Kingsland, TX

FAVORABLY PRICED - READY TO SELL!!

****WATER FRONT** GATED COMMUNITY --**

Short Term Rentals Allowed. ** Private Covered Boat Slip ** New Build!! Stunning Lakefront Property with spectacular views situated in a prime location on Lake LBJ. This New Luxury Home boasts 4 spacious bedrooms, a loft area with 3 full-sized bunks, 3 full bathrooms and 2 half bathrooms. One of the half bathrooms is conveniently located on the 1st floor patio next to the covered pool and private boat slip. This gem was meticulously designed with a focus and detail on clean looks, positive energy, convenience, and is ideal for the discerning buyer seeking a premium living experience. The spacious and custom gourmet kitchen features a massive kitchen island with expansive windows and open lakefront views. The master suite offers itsâ€™™ own spa-like en-suite bathroom retreat, allowing for privacy and convenience. With all of itsâ€™™ outdoor amenities, this property is nothing short of the owners own piece of paradise. This outdoor oasis is perfect for entertaining or relaxing, and is highlighted by itsâ€™™ own sparkling heated pool, private boat slip, and full outdoor kitchen complete with sink, gas grill, and outdoor refrigerator.

This newly built home has never been occupied and is conveniently located near local coffee shops, restaurants, grocery stores, charming boutiques, and other nearby recreational activities for the whole family to



enjoy. This property is a gateway to the ultimate lakeside lifestyle. Don't miss this opportunity to own a piece of lakeside paradise in Kingsland. Short term rentals are allowed with this property and offer any owner the opportunity to generate revenue when not being used personally. All furnishings and inventory are available to be sold with the property if desired by the buyer. All showings will need to be scheduled.

Built in 2023

Essential Information

ListingFeed	abor_vow
MLS® #	1064588
List Price	\$1,325,000
Sale Price	\$1,225,000
Sale Date	July 29th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,974
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	102 Cypress Shore Lane
Subdivision	Cypress Shores
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected
Features	Gated, Lake
Parking	Attached, Driveway, Garage Faces Front, Garage, Paved, Private
# of Garages	2
Garages	Garage Door Opener
View	Canal, Lake, Panoramic, Trees/Woods
Is Waterfront	Yes
Waterfront	Canal Front, Lake Front, Waterfront
Has Pool	Yes

Interior

Interior	Tile, Wood
Appliances	Built-In Range, Bar Fridge, Built-In Oven, Built-In Refrigerator, Convection Oven, Cooktop, Dishwasher, Disposal, Gas Water Heater, Induction Cooktop, Refrigerator, Tankless Water Heater
Heating	Central, Propane
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Propane
Stories	Three Or More

Exterior

Exterior Features	Boat Slip, Dock, Gas Grill, Lighting, Outdoor Grill, Private Entrance, Private Yard
Lot Description	Cleared, Cul-De-Sac, Front Yard, Irregular Lot, Level, Sprinklers Automatic, Few Trees, Trees Medium Size
Windows	Insulated Windows
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano