

\$2,495,000 - 306 Bridgepoint Drive, Kingsland

MLS® #1120592

\$2,495,000

5 Bedroom, 6.00 Bathroom, 3,780 sqft
Residential on 0.41 Acres

Bridgepoint, Kingsland, TX

Meticulous is the only word to describe this stunning waterfront property on the shores of Lake LBJ. With 49 feet of Lake LBJ Cove water frontage, you'll be mesmerized by the breathtaking views and direct access to the tranquil waters. The boat house with two electric boat lifts and attached storage ensures easy enjoyment of your watercraft and is complete with an overhead entertainment deck. WATER DID NOT PENETRATE THE DWELLING DURING THE 2018 FLOOD! The outdoor kitchen is a culinary paradise, complete with a propane grill, and bar seating, allowing you to indulge in the joys of outdoor cooking while relaxing beneath the covered patio. Inside, you are welcomed by the vaulted beamed ceilings and a wood-burning fireplace, infusing the space with rustic charm. The built-in entertainment system adds convenience and elegance. The chef-inspired kitchen boasts custom cabinetry with accent lighting, granite countertops, and top-of-the-line Kitchen Aid built-in appliances to include gas cooking and a large center island for gatherings. On the main level you'll find the Owner's Suite and a Guest Suite, both offering lake views and attached en suites. Entertainment options continue with a media room, wired for sound and equipped with a built-in media entertainment system. Upstairs, two secondary bedrooms share a Jack and Jill bathroom, while an additional bedroom offers lake views and an en-suite bathroom. Enjoy a summer



filled with everlasting lake memories on Lake
LBJ!

Built in 2012

Essential Information

ListingFeed	abor_vow
MLS® #	1120592
List Price	\$2,495,000
Sale Price	\$2,450,000
Sale Date	July 17th, 2023
Bedrooms	5
Bathrooms	6.00
Full Baths	6
Square Footage	3,780
Acres	0.41
Year Built	2012
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	306 Bridgepoint Drive
Subdivision	Bridgepoint
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Available, Propane, Phone Available, Sewer Available, Water Available
Features	Lake, Park, Storage Facilities
Parking	Attached, Concrete, Door-Multi, Direct Access, Driveway, Garage, Inside Entrance, Open, Off Street, Outside, Paved, Parking Pad
# of Garages	2
View	Lake, Water
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access, Canal Front

Interior

Interior	Carpet, Stone, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Oven, Cooktop, Dishwasher, Gas Cooktop, Disposal, Gas Water Heater, Microwave, Oven, Range Hood, Tankless Water Heater, Double Oven
Heating	Central, Propane, Zoned
Cooling	Central Air, Ceiling Fan(s), Zoned, Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Masonry, Wood Burning
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Rain Gutters, Boat Lift
Lot Description	Landscaped, Level, Sprinklers In Ground, Few Trees, Trees Large Size
Windows	Double Pane Windows
Roof	Composition
Construction	Masonry, Stone, Stucco
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano