

# \$1,999,999 - 2642 Williams Lakeshore, Kingsland

MLS® #1552893

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## \$1,999,999

3 Bedroom, 4.00 Bathroom, 2,772 sqft  
Residential on 0.42 Acres

Shirley Williams, Kingsland, TX

Comprehensive opportunity to own on the coveted Colorado Arm of Lake LBJ. Own both sides of the road with this property. Fully updated home with kitchen and living and 3 bedrooms and 2.5 bathrooms on the main level. Lower level features rec/game room with full bath and potential for kitchenette. Full covered porches across the back of the home with direct access to yard with fire pit and walkways to incredible waterside infrastructure. Dock is a two-story design with two boat lifts, a two jet ski covered lift, with open and covered areas on both levels. Flat and flexible lower back yard at waterside. Upper flat back yard with fire pit. Incredible views up and down the lake. Though this home has not been rented, this is a lucrative short term rental area. Lot across the road features 2 car carport attached to large enclosed storage area with electricity and water. Additional storage behind. Numerous parking spots in front driveway. On Kingsland MUD, so no septic or LCRA. The work has been done on this one...Come enjoy!!



Built in 1970

## Essential Information

ListingFeed	abor_vow
MLS® #	1552893
List Price	\$1,999,999
Sale Price	\$1,980,000

Sale Date	September 12th, 2023
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,772
Acres	0.42
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	2642 Williams Lakeshore
Subdivision	Shirley Williams
City	Kingsland
County	Llano
State	TX
Zip Code	78639

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	None
Parking	Attached Carport, Carport, Detached Carport, Driveway
View	Hills, Lake, River
Is Waterfront	Yes
Waterfront	Waterfront, Boat Ramp/Lift Access

### **Interior**

Appliances	Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Ceiling Fan(s), Electric
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Boat Lift, Boat Slip, Rain Gutters, Fire Pit
Lot Description	Sprinklers Partial, Trees Medium Size
Windows	Blinds

Roof	Shingle
Construction	Brick
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano