

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

MLS® #1781184

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**\$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

its' own spa-like en-suite bathroom retreat,

allowing for privacy and convenience. With

all of its' 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

its' 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	sabor_vow_sold
MLS® #	1781184
List Price	\$1,325,000
Sale Price	\$1,225,000
Sale Date	July 29th, 2024
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,974
Acres	0.12
Year Built	2023
Type	Residential
Sub-Type	Single Family Detached
Style	Contemporary, 3 or More
Status	Sold

**Community Information**

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

**Amenities**

Amenities	Controlled Access, None
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Parking	Two Car Garage
Is Waterfront	Yes
Has Pool	Yes
Pool	AdjoiningPool/Spa, In Ground Pool

### **Interior**

Interior	Two Living Area, Separate Dining Room, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Study/Library, Utility Room Inside, All Bedrooms Upstairs, High Ceilings, Open Floor Plan, Laundry Room, Walk in Closets, Game Room, Laundry Upper Level
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Washer, Dryer, Cook Top, Built-In Oven, Self-Cleaning Oven, Microwave Oven, Refrigerator, Disposal, Dishwasher, Vent Fan, Garage Door Opener, Double Ovens, Custom Cabinets, Gas Grill, Propane Water Heater
Heating	Heat Pump
Cooling	Two Central
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
Stories	3+

### **Exterior**

Exterior	4 Sides Masonry
Exterior Features	Patio Slab, Covered Patio, Wrought Iron Fence, Sprinkler System, Double Pane Windows, Has Gutters, Bar-B-Que Pit/Grill, Boat House, Gas Grill, Outdoor Kitchen, Water Front Improved
Lot Description	Cul-de-Sac/Dead End, Level, Lakefront, Other Water Access - See Remarks, On Waterfront
Roof	Metal
Construction	New
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano