

# \$2,400,000 - 104 River Ranch Road, Kingsland

MLS® #3320191

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## \$2,400,000

4 Bedroom, 3.00 Bathroom, 3,030 sqft  
Residential on 1.00 Acres

Kingsland Ranch, Kingsland, TX

Welcome to this adorable charmer on the Colorado Arm Lake LBJ TX! Now offered \$272,405.00 BELOW CAD VALUE!

Outstanding location and property waiting for new owners to add their personal touches. Kingsland Ranch is a full time and 2nd home community that welcomes a lifestyle of incredible water, tree, hills and lake views that sings serenity to your soul. 16 acres of Private Neighborhood Park for hikes, horseback riding, and picnics. 104 River Ranch Road offers large trees on almost an acre of land with 123 waterfront footage! A Beautiful porch wraps ALL the way around home with many sitting areas to enjoy the lake views. 4 bedrooms and 2 baths up . All entertaining down with a great size bonus room and half bath for guest. The bonus room backs to the half bath and could easy be converted into a 2nd master down. Big 3 car garage with storage above! One of the best locations on The Colorado Arm of Lake LBJ. AND, YES! This home stayed high and dry during the historical October 2018 flooding event. Don't wait on this one.



Built in 2004

## Essential Information

ListingFeed	abor_vow
MLS® #	3320191
List Price	\$2,400,000

Sale Price	\$2,200,000
Sale Date	July 13th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,030
Acres	1.00
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	104 River Ranch Road
Subdivision	Kingsland Ranch
City	Kingsland
County	Burnet
State	TX
Zip Code	78639

### **Amenities**

Utilities	Electricity Connected, Phone Connected, Sewer Connected, Underground Utilities, Water Connected
Features	Common Grounds/Area, Community Mailbox, Curbs, Fishing, Gated, Lake, Park
Parking	Attached, Garage Faces Side
# of Garages	3
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Built-In Electric Oven, Built-In Electric Range, Dishwasher, Double Oven, Microwave
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Exterior Steps, Garden
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Moderate Trees, Sprinklers Automatic, Sprinklers In Front, Sprinklers In Ground, Sprinklers In Rear, Trees Large Size, Views
Windows	Wood Frames
Roof	Composition
Construction	Brick, HardiPlank Type
Foundation	Slab

### **School Information**

District	Burnet ISD
Elementary	Burnet
Middle	Burnet (Burnet ISD)
High	Burnet