

\$2,400,000 - 134 Riverbend Lane, Kingsland

MLS® #5552768

\$2,400,000

4 Bedroom, 4.00 Bathroom, 2,989 sqft
Residential on 0.26 Acres

River Bend, Kingsland, TX

Absolutely stunning LBJ Waterfront home on open Colorado river. Close to the confluence with amazing access to the open lake, the Colorado, or Llano arm. Facing southeast provides for the perfectly shaded evenings in the lush back yard. Over looking a beautiful boat dock with upper deck and three lifts on 69' of lake front. Location is only the start to understanding how rare this property is on Lake LBJ. Newly built in 2019 to 5.1' higher than the FEMA Base Flood Elevation. The attention to engineering and detail put this home on another level. Spray foam insulation, fresh air ventilation system, separate ducted dehumidifier, Douglas fir porch trusses, and a state of the art AV installation for house, patios and dock are just a few to mention. Inside you will find real hickory flooring throughout with a modern and airy layout. Viking range and high-end finishes are everywhere. To make sure the home was accessible to all, the home was equipped with an elevator from parking level, curb-less showers, and wide doorways. Built by Artisan Creative Homes out of Horseshoe Bay. Home received several awards in the 2019 HCBA Parade of Homes. Including, Best Craftsmanship, Best Kitchen and Living Area, Best Unique Feature & Best Outdoor Living. Do not miss an opportunity at a true LBJ gem.



Built in 2019

Essential Information

ListingFeed	abor_vow
MLS® #	5552768
List Price	\$2,400,000
Sale Price	\$2,250,000
Sale Date	August 18th, 2021
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,989
Acres	0.26
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	134 Riverbend Lane
Subdivision	River Bend
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Cable Connected, Electricity Connected, Propane, Water Connected
Features	None
Parking	Boat, Covered, Carport
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, River Front, Boat Ramp/Lift Access

Interior

Interior	Tile, Wood
Appliances	Built-In Gas Oven, Bar Fridge
Heating	ENERGY STAR/ACCA RSI Qualified Installation, ENERGY STAR Qualified Equipment, Heat Pump
Cooling	ENERGY STAR Qualified Equipment, Humidity Control, Heat Pump, Whole House Fan
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Den
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Boat Slip, Dock
Lot Description	Back Yard
Windows	Insulated Windows
Roof	Metal
Construction	Cement Siding, Masonry
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano