

# \$1,200,000 - 46 Lake Street, Kingsland

MLS® #5593411

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## \$1,200,000

0 Bedroom, 0.00 Bathroom,  
Lots and Acreage on 0.27 Acres

The Drace, Kingsland, TX

There are only 3 open waterfront lots remaining in The Drace! The Drace is a new upscale waterfront development in the heart of Kingsland, perfectly situated in one of the most desirable and exciting spots to live the lake lifestyle. The Drace will feature a dramatic gated entrance off of RR 1431, boat trailer and overflow parking, community boat ramp, all underground utilities, and fiber optic internet. This is your opportunity to reserve your spot on the coveted Colorado Arm of Lake LBJ with no timeline requirement to start the construction of your home. In total, The Drace features 10 open water lots, 29 channel lots, and 8 off-water lots with dedicated boat slips. The Drace is not builder restricted, so you can bring your own builder and short-term-rentals will be allowed. The open water lots are north facing and are covered in large oak, pecan, and sycamore trees. The quality and depth of the water in front of the lots is some of the best that Lake LBJ has to offer. Lot 42 features an existing single-stall concrete and steel boat dock that can be utilized while you're home is being built. Act quickly, you will never find open waterfront that can match this location and quality!



## Essential Information

ListingFeed	abor_vow
MLS® #	5593411

List Price	\$1,200,000
Sale Price	\$1,200,000
Sale Date	December 19th, 2022
Bathrooms	0.00
Acres	0.27
Type	Lots and Acreage
Sub-Type	Unimproved Land
Status	Closed

### **Community Information**

Address	46 Lake Street
Subdivision	The Drace
City	Kingsland
County	Llano
State	TX
Zip Code	78639

### **Amenities**

Utilities	Electricity Available, Sewer Available, Water Available, Underground Utilities
Features	Common Grounds/Area, Community Mailbox, Gated, Internet Access, Lake, Park
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

### **Exterior**

Lot Description	Many Trees, Views
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### **School Information**

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano