

# \$1,495,000 - 114 Riverbend Lane, Kingsland

MLS® #5632335

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## \$1,495,000

3 Bedroom, 3.00 Bathroom, 2,194 sqft  
Residential on 0.20 Acres

River Bend, Kingsland, TX

### THIS IS WHERE MEMORIES ARE MADE!

Welcome to 114 Riverbend Lane, a newly renovated lake house on Lake LBJ. Have the option to let other people pay for your lakehouse investment with this successful turn-key short term rental property. Gross rental income in 2023 was \$88,000. This home offers single level living with a great open floor plan and large windows that capture the stunning open water lake view from the livingroom, kitchen, sitting area. Very convenient to grocery stores, shopping, and lake side entertainment at Wakepoint and Boat Town. Gather with your friends and family in the large open kitchen. There is plenty of room to entertain all your guests both inside and out with multiple gathering areas on the covered patio, in the cozy living room with a fireplace or right down next to the water. For a secondary living area, the garage has been converted into a game room with a cool speakeasy vibe where you can spend time playing PacMan or pool or just watching your favorite sports team. In the beautiful east facing backyard you can enjoy the hot tub, a shaded yard and a large boat dock with lifts for your boat and jet skis as well as a second story sun deck up top! Option to purchase furnished. Ready for you to enjoy as your personal family lake home or as a popular short-term rental to let someone else pay for your waterfront investment!



Built in 1985

## Essential Information

ListingFeed	abor_vow
MLS® #	5632335
List Price	\$1,495,000
Sale Price	\$1,450,000
Sale Date	July 25th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,194
Acres	0.20
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

## Community Information

Address	114 Riverbend Lane
Subdivision	River Bend
City	Kingsland
County	Llano
State	TX
Zip Code	78639

## Amenities

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

## Interior

Interior	Tile, Vinyl
Appliances	Dishwasher, Electric Water Heater, Disposal, Oven, Refrigerator, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Boat Lift, Boat Slip, No Exterior Steps, Private Yard
Lot Description	Sprinklers In Ground, Trees Large Size
Windows	Display Window(s)
Roof	Metal
Construction	HardiPlank Type
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano