

# \$1,100,000 - 4302 River Oaks Drive, Kingsland

MLS® #6185147

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## \$1,100,000

2 Bedroom, 2.00 Bathroom, 1,628 sqft  
Residential on 0.51 Acres

Kingsland Estates, Kingsland, TX

Come see why the beachfront homes on the Llano River arm of Lake LBJ are so sought-after by full timers and vacationers! Located in the deep and boatable portion of the Llano River arm, is this well maintained 2 bedroom, 2 bath home with bonus/bunk room on one of the finest tree-covered lots you'll find. The property includes one and a half lots in Kingsland Estates, a great community consisting of well-maintained and new homes. At the water, the depth quickly drops to over 10ft of depth, making it ideal for kids playing at the waterside and beaching your boat. Neighboring properties have palapas and boat lifts, which helps show what's possible with this property. The Llano arm of the lake doesn't see the boat traffic that some other areas do, and is why its a favorite for those who enjoy the slower pace of life. The home itself sits outside of the 100 year flood plain, and with some updating, it would make a great short term rental or family retreat!



Built in 1965

## Essential Information

ListingFeed	abor_vow
MLS® #	6185147
List Price	\$1,100,000
Sale Price	\$1,015,000
Sale Date	June 7th, 2024
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,628
Acres	0.51
Year Built	1965
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	4302 River Oaks Drive
Subdivision	Kingsland Estates
City	Kingsland
County	Llano
State	TX
Zip Code	78639

### **Amenities**

Utilities	Above Ground Utilities, Cable Available, High Speed Internet Available, Sewer Connected, Underground Utilities
Features	Lake, Park
Parking	Carport
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront

### **Interior**

Interior	Carpet, Tile
Appliances	Dryer, Range, Washer
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Back Yard, Trees Large Size, Views
Windows	See Remarks
Roof	Metal
Construction	Frame
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano