

\$1,950,000 - 309 Watkins Point, Kingsland

MLS® #6435114

\$1,950,000

3 Bedroom, 3.00 Bathroom, 3,277 sqft
Residential on 0.49 Acres

Cypress Cove, Kingsland, TX

Welcome to The Hamptons on Lake LBJ! This property is truly one of a kind. There aren't many lots on the lake that offer the large yard and trees that this property offers. The shaded yard makes for a great place to play and entertain! Just seconds from open water you are on a great quiet cove perfect for kayaking, swimming, paddle boarding or just floating! Inside the home you have a great open floor plan with 2 bed and 2 bath on the main level as well as all living areas and laundry. You have another bedroom and bathroom on the upper level. Ground level provides you a LARGE carport that is currently being used as a an outdoor living space and parking! There is also a heated and cooled flex space for a game room, home office or extra bedroom! The primary suite offers amazing views of the water, large bathroom with walk in shower, double vanity, soaker tub & walk in closet! This lake house is perfect for full time living or a weekend get away! Furnishings could be negotiated as well.



Built in 2013

Essential Information

ListingFeed	abor_vow
MLS® #	6435114
List Price	\$1,950,000
Sale Price	\$1,950,000
Sale Date	October 26th, 2023

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,277
Acres	0.49
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	309 Watkins Point
Subdivision	Cypress Cove
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Sewer Connected, Water Connected
Features	Lake
Parking	Carport
View	Hills, Lake, Trees/Woods
Is Waterfront	Yes
Waterfront	Waterfront, Boat Ramp/Lift Access

Interior

Interior	Concrete, Wood
Appliances	Dishwasher, Electric Range, Electric Water Heater, Range, Refrigerator, Stainless Steel Appliance(s)
Heating	Central
Cooling	Central Air, Wall/Window Unit(s)
Stories	Three Or More

Exterior

Exterior Features	Boat Lift, Balcony, Private Yard
Lot Description	Front Yard, Landscaped, Sprinklers Automatic, Trees Large Size, Views
Windows	None
Roof	Metal

Construction	HardiPlank Type
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano