

\$1,899,000 - 404 Riverside Drive, Kingsland

MLS® #7127487

\$1,899,000

4 Bedroom, 4.00 Bathroom, 2,532 sqft
Residential on 0.18 Acres

Lakewood Forest Unit Iii, Kingsland, TX

Beautifully renovated, from the ground up! 4 bedroom, 3 full baths plus downstairs flex room with half bath on prime Colorado River frontage on Lake LBJ! Gorgeous finishes selected here including a well-equipped, gourmet kitchen, wide open, with access to living and dining room for a cozy Lake House feel. Tongue and groove ceilings, wide-plank hardwood floors, and a luxurious appliance package add to the ambiance and create a inviting waterfront escape you will want to share with everyone! (and you will have the room to do so) Master bedroom has sliding glass door with big views of the lake and private, en-suite bathroom. 3 additional bedrooms, including a bunkroom with sleeping loft, share two full bathrooms all on the main level with minimal steps. Plenty of room here for family and friends. The lower level is made up of a spacious basement, currently used as a secondary living room with half bath; a great place to relax, out of the sun, after a long day on the lake. Steel-constructed boat dock sized for most any boat plus a partially covered rooftop deck with rope swing for some extra fun in the sun! Deep waterfrontage on the Upper Colorado River provides the ideal spot to surf and board without all the traffic found closer to the bridge. This total package can be purchased fully furnished, with a few exclusions, for a very turn-key, move-in ready experience. This home has short-term rental potential for those looking for some cash flow at the lake. Great homes, that are ready to go,



so that you don't have to lift a finger, on good water, are hard to come by. Here is your opportunity to start realizing your dreams at the lake. Come see what the HYPE is all about! This one is GOOD

Built in 1975

Essential Information

ListingFeed	abor_vow
MLS® #	7127487
List Price	\$1,899,000
Sale Price	\$1,875,000
Sale Date	August 30th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,532
Acres	0.18
Year Built	1975
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	404 Riverside Drive
Subdivision	Lakewood Forest Unit Iii
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Attached Carport, Driveway
View	Hills, Lake, Panoramic
Is Waterfront	Yes

Waterfront Lake Front, Boat Ramp/Lift Access

Interior

Interior Wood

Appliances Cooktop, Dryer, Dishwasher, Electric Cooktop, Free-Standing Refrigerator, Microwave, Refrigerator, Washer

Heating Central

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room

Stories One and One Half

Exterior

Exterior Features Boat Lift, Balcony, Exterior Steps

Lot Description Back Yard, Sloped Down, Many Trees, Views

Windows Blinds

Roof Shingle

Construction See Remarks

Foundation Slab

School Information

District Llano ISD

Elementary Packsaddle

Middle Llano

High Llano