

\$1,985,000 - 2270 Fredwoods Drive, Kingsland

MLS® #7717320

\$1,985,000

4 Bedroom, 3.00 Bathroom, 1,972 sqft
Residential on 0.17 Acres

Point Breeze, Kingsland, TX

Get your checkbook ready! Incredible south-east facing waterfront getaway on arguably the BEST stretch of the Colorado Arm of Lake LBJ! 4 bed, 3 bath home, freshly updated and ready for its new owners. Great layout with cozy living room that features a stone fireplace for year around enjoyment and tall vaulted ceilings. The updated kitchen decked out with Kitchen Aid appliances opens to the dining room that looks out onto the lake . Large master with gorgeous en suite features spacious walk in shower. An additional bed and bath are located on the main floor to accommodate all friends and guests. 2 additional beds on the second floor share an updated full bath. Big picture windows offer impressive views out to the perfectly shaded back yard and Lake LBJ waterfront. The sunroom off the back of the house is a great place to enjoy a morning cup of coffee or your favorite afternoon beverage. Beautiful landscaping perfectly accents this dreamy setting under a canopy of lush trees that stays shaded for most of the day. All new TREX decking leads down to the two-stall double decker boat dock, sized for most any boat on LBJ, with rooftop deck and bar. The boat house just received a full repaint to ensure the property is turned over to its new owners in top condition! Be sure to pay close attention to the VERY DEEP and clear water right off the dock. This property is not restricted against short term rentals and could be rented for additional income. Furnishings negotiable for



a turn-key offering. Qualified buyers reach out to schedule your private tour. This very special property is everything you have been dreaming about and more! Lake Life is calling your name.

Built in 1988

Essential Information

ListingFeed	abor_vow
MLS® #	7717320
List Price	\$1,985,000
Sale Price	\$1,750,000
Sale Date	August 1st, 2022
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,972
Acres	0.17
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	2270 Fredwoods Drive
Subdivision	Point Breeze
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Lake
Parking	Attached, Carport
View	Hills, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

Interior

Interior	Carpet, Tile, Wood
Appliances	Cooktop, Dryer, Dishwasher, Disposal, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift
Lot Description	Views
Windows	Blinds
Roof	Composition
Construction	See Remarks
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano