

\$1,150,000 - 303 River Lake Drive, Kingsland

MLS® #8111369

\$1,150,000

3 Bedroom, 2.00 Bathroom, 1,910 sqft
Residential on 0.43 Acres

Timber Lake, Kingsland, TX

SHORT TERM RENTALS ALLOWED at this waterfront retreat on Lake LBJ in the Texas Hill Country. This custom built, waterfront residence is situated on a desirable channel, offering privacy, quiet, and ease of access by water or automobile. The home boasts inviting curb appeal with majestic trees shading a professionally landscaped and lighted front yard. Conveniently located in the heart of Kingsland, just minutes from restaurants, HEB, and golf courses, this 3-bedroom, 2-bathroom sanctuary is fully remodeled and move-in ready.

Step inside to appreciate the open, airy floorplan featuring a limestone-finished, wood-burning fireplace; spa like bathrooms, and a modern white kitchen featuring stainless appliances. The oversized two-car garage is a practical bonus, offering ample storage, a tall insulated door, epoxy floors, and central HVAC—ideal for a hobby shop or workout area.

Open the floor-to-ceiling sliding glass door in the family room and step into the newly-added, spacious screened-in back porch, overlooking a lush landscape with mature elm, oak and pecan trees; a patio with a hot tub, and an expansive flat yard for year-round enjoyment. The private boat dock has slips and lifts for your boat and personal watercraft, and an inviting deck on the roof — perfect for relaxing after a day of playing on the lake. With no property restrictions and short-term rentals allowed, this residence offers freedom



and flexibility.

Seize the opportunity to own this piece of waterfront heaven. With extensive upgrades and energy-efficient features, this home offers the very best of lake life living. The wake boat is also available for sale, enhancing your lakeside experience. Don't miss out on the chance to create lasting memories in this lakeside haven for you and your family.

Built in 2000

Essential Information

ListingFeed	abor_vow
MLS® #	8111369
List Price	\$1,150,000
Sale Price	\$1,075,000
Sale Date	July 26th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,910
Acres	0.43
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	303 River Lake Drive
Subdivision	Timber Lake
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Connected, None, Sewer Connected, Water Connected
Features	Lake

Parking	Attached, Boat, Door-Single, Enclosed, Garage Faces Front, Garage, Heated Garage, Lighted, Oversized, Parking Pad, Private
# of Garages	2
Garages	Garage Door Opener
View	Canal, Lake, Water
Is Waterfront	Yes
Waterfront	Canal Front, Lake Front, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Exhaust Fan, Electric Range, Disposal, Microwave, Refrigerator
Heating	Electric, Fireplace(s)
Cooling	Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Boat Slip, Dock, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Level, Native Plants, Many Trees, Sprinklers Automatic, Sprinklers In Ground, Trees Large Size, Views
Windows	Double Pane Windows, Shutters
Roof	Composition
Construction	Masonry, Stone
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano