

# \$5,500,000 - 307 Lago Drive, Kingsland

MLS® #8270711

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## \$5,500,000

3 Bedroom, 6.00 Bathroom, 5,185 sqft  
Residential on 1.94 Acres

A & D Acres, Kingsland, TX

Experience the beauty of Kingsland Manor! This exceptional property located on the shores of Lake LBJ is a true masterpiece of architectural design. This Iconic Lake LBJ Home is a stunning masterpiece situated on a 2.19 acre lot with 200 feet of prime East facing lake frontage, a rare find on LBJ. With four levels of exquisite design and architecture, this home is a true work of art. The main level boasts a grand entrance that leads to the stunning Tigerwood Spiral Staircase wrapped around an elevator. This staircase is a true statement piece that adds a touch of elegance and sophistication to the home. Also, on the main level you find the living area, which features an open floor plan that seamlessly connects the living, dining, and kitchen areas. The kitchen is a chef's dream, with top-of-the-line appliances and ample counter space for meal prep. Located on each side of the main level, you'll find guest Pods, each complete with their own private bathroom featuring indoor and outdoor showers, and a private wrap-around deck with stunning views of the lake and pool area. Take a ride up the elevator to the third level and discover the breathtaking Primary Suite. This luxurious suite features a cozy rock fireplace, floor-to-ceiling windows and double doors leading to your own private patio, where you can indulge in panoramic views of Lake LBJ and the Texas Hill Country. Stepping into the Primary Suite's bathroom feels like you are entering your own private spa. The



glass-enclosed shower could easily double as a sauna, offering a truly indulgent experience. After a relaxing steam, rinse off in the indoor or outdoor shower, or soak in the luxurious tub for the ultimate relaxation. Your friends and family will surely be eager to attend every party you invite them to, especially with the unique and custom feature of a fun waterslide leading from the upper deck into the pool. This home is offered w/all of the designer furniture and decor with a few exceptions.

Built in 2010

### Essential Information

ListingFeed	abor_vow
MLS® #	8270711
List Price	\$5,500,000
Sale Price	\$5,400,000
Sale Date	August 11th, 2023
Bedrooms	3
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	5,185
Acres	1.94
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	307 Lago Drive
Subdivision	A & D Acres
City	Kingsland
County	Llano
State	TX
Zip Code	78639

### Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane, Sewer Connected, Water Connected
Features	Common Grounds/Area, Gated
Parking	Additional Parking, Circular Driveway, Driveway, Garage, Guest, Garage Faces Side, Door-Multi, Gated
# of Garages	4
View	Hills, Lake
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access
Has Pool	Yes

### **Interior**

Interior	Carpet, Wood, Bamboo, Marble
Appliances	Built-In Oven, Cooktop, Dryer, Dishwasher, Exhaust Fan, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Wine Refrigerator, Washer, Bar Fridge
Heating	Central, Electric, Fireplace(s)
Cooling	Central Air, Ceiling Fan(s), Electric, Zoned
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Bedroom
Stories	Three Or More

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Rain Gutters, Boat Lift
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Native Plants, Private, Many Trees, Sprinklers Automatic, Views
Windows	Blinds, Screens, Drapes, Insulated Windows
Roof	Metal
Construction	Frame, Stone, Stone Veneer
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano