

\$1,400,000 - 206 Mesquite Drive, Kingsland

MLS® #8457036

\$1,400,000

3 Bedroom, 2.00 Bathroom, 1,792 sqft
Residential on 0.29 Acres

Comanche Rancherias, Kingsland, TX

Simply amazing! Get a head start on spring with this relaxing family retreat on open water of the Llano arm. This is the investment opportunity everyone has been waiting for! Wonderful 3/2 single-story, open floorplan home with enough room for the whole family to come and enjoy good times on Lake LBJ. The location and quality of this north facing lot is amazing. 60' of frontage with a spacious boat dock, complete with a boat lift, a 2 jet ski lift and storage area for your lake toys also provides a great spot for swimming and fishing. The covered porch is perfect for year-round outdoor enjoyment and entertainment. Short term rental if desired and the adjoining lot is being offered for sale as well (contact for details). Only minutes from HEB, Boat Town and other amenities, if you come out to see this one, you will not want to leave. It is so peaceful out here! This lake house is being sold furnished and truly has everything you need to get away and start #lakeliving!



Built in 2006

Essential Information

ListingFeed	abor_vow
MLS® #	8457036
List Price	\$1,400,000
Sale Price	\$1,400,000
Sale Date	April 1st, 2024

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,792
Acres	0.29
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	206 Mesquite Drive
Subdivision	Comanche Rancherias
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Connected, Propane, Water Connected
Features	None
Parking	Attached, Concrete, Garage
# of Garages	2
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

Interior

Interior	Tile
Appliances	Dryer, Dishwasher, Free-Standing Electric Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air, Ceiling Fan(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Dock, Exterior Steps
Lot Description	Cleared, Gentle Sloping, Sprinklers Automatic, Views
Windows	Shutters
Roof	Composition
Construction	HardiPlank Type, Stone
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano