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

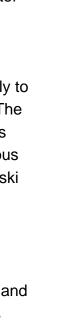
MLS® #8457036

\$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!





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