

\$1,249,500 - 100 Riverside Drive, Kingsland

MLS® #8848676

\$1,249,500

3 Bedroom, 2.00 Bathroom, 1,726 sqft
Residential on 0.38 Acres

Lakewood Forest Unit III, Kingsland, TX

Make the most of your time on Lake LBJ. A beautiful home with outdoor spaces designed for waterfront recreation and interiors for relaxation. Featuring a phenomenal lot with endless opportunities. From the covered patio and comfortable seating, to the grassy lawn and dual-level dock. There is no shortage of space to enjoy this stunning property.

Feel right at home as you step into the main living space. Windows run from the living room all the way through the kitchen and dining areas; providing continuous water views which call you outside to enjoy the many outdoor features.

Access to the home's back patio can be found just off the living space. This patio includes an outdoor dining table with seating for 4 and a built-in bar. The grassy yard offers plenty of space and compliments the boat house nicely. The lower level includes docking space and deck, while an upper-level deck providing unmatched views.

Perfect for family getaways or short term rentals. This home sleeps 8 guests between 3 bedrooms and a queen size sleeper sofa.

This premier location gives you access to all things Kingsland. With the home being directly on the Colorado River, you can enjoy water sports and activities right from the property. The large waterways of the Colorado River



provide access to several waterfront restaurants. Other notable locations nearby include Perissos Vineyards and Legends Golf Course which is only 15 minutes away. If you want to venture further, the thriving city of Austin is about 60 miles away making for an easy day trip to explore a unique urban culture.

Built in 1970

Essential Information

ListingFeed	abor_vow
MLS® #	8848676
List Price	\$1,249,500
Sale Price	\$1,249,000
Sale Date	February 8th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,726
Acres	0.38
Year Built	1970
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	100 Riverside Drive
Subdivision	Lakewood Forest Unit III
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	See Remarks
Parking	Boat, Carport, Driveway

# of Garages	2
View	Canal, Hills, Lake, River
Is Waterfront	Yes
Waterfront	Lake Front, River Front, Waterfront, Boat Ramp/Lift Access
Has Pool	Yes

Interior

Interior	Laminate, Tile
Appliances	Built-In Electric Oven, Dishwasher, Electric Cooktop, Electric Oven, Disposal, Microwave
Heating	Central, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Balcony
Lot Description	Corner Lot, Cul-De-Sac, Sprinklers Automatic, Trees Large Size, Views
Windows	Blinds, Bay Window(s), Display Window(s), Window Treatments
Roof	Shingle
Construction	Stone
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano