

# \$1,495,000 - 120 Rankin Lane, Kingsland

MLS® #9132262

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## \$1,495,000

3 Bedroom, 3.00 Bathroom, 2,275 sqft  
Residential on 0.51 Acres

Riverside, Kingsland, TX

Known as "Triple L" in the short-term rental world, this 3 bed 3 bath home sits on desired open water of Lake LBJ. The kitchen and living room have big windows to allow for amazing water views. Beautiful sunrise skies can be seen from the back porch or the top deck of the dock. One of the bedrooms has 2 twin over full bunkbeds and games for family entertainment. The boat dock has 1 boat lift, 2 jetski ramps, deck furniture, and some kayaks to enjoy. Spend some time in the shaded back yard, or evenings around the fire pit. The home is being sold furnished and features the adjacent lot which allows for overflow parking. Not only do you have the lake to enjoy, but a 15minute drive gets you to a couple Texas State Parks, some tasty wineries, and Marble Falls. Come see why "Triple L" is the perfect family home or short-term rental.



Built in 1962

## Essential Information

ListingFeed	abor_vow
MLS® #	9132262
List Price	\$1,495,000
Sale Price	\$1,330,000
Sale Date	December 1st, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	2,275
Acres	0.51
Year Built	1962
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### **Community Information**

Address	120 Rankin Lane
Subdivision	Riverside
City	Kingsland
County	Llano
State	TX
Zip Code	78639

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	None
Parking	Additional Parking, Covered, Driveway
View	Hills, Lake
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

### **Interior**

Interior	Vinyl
Appliances	Dishwasher, Electric Range, Microwave, Oven
Heating	Central
Cooling	Central Air, Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
Stories	One and One Half

### **Exterior**

Exterior Features	Boat Lift
Lot Description	Gentle Sloping, Sprinklers In Ground, Trees Medium Size
Windows	Blinds
Roof	Metal
Construction	Brick

Foundation          Slab

**School Information**

District              Llano ISD

Elementary          Llano

Middle                Llano

High                    Llano