

# \$1,899,000 - 120 Marina Bluff, Kingsland

MLS® #9736121

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## \$1,899,000

3 Bedroom, 5.00 Bathroom, 2,812 sqft  
Residential on 0.07 Acres

Clearwater Landing, Kingsland, TX

Property is being sold as a fully furnished short term rental. Enjoy a constant level lake on Beautiful Lake LBJ. Boat slip and boat trailer parking lease convey with this unit. With direct lake LBJ access and situated in a private gated community. Professional window treatments and professionally decorated.

Enjoy the lake views from your private dipping pool with an outdoor BBQ area walk over to communal pool, sand volleyball, tennis, and basketball courts. Only 1 year old, this property is virtually new. Move right in and start enjoying the lake life. The maintenance fee takes care of lawn care, community swimming pool & trash pick-up.



Built in 2021

## Essential Information

ListingFeed	abor_vow
MLS® #	9736121
List Price	\$1,899,000
Sale Price	\$1,725,000
Sale Date	November 4th, 2022
Bedrooms	3
Bathrooms	5.00
Full Baths	5
Square Footage	2,812
Acres	0.07
Year Built	2021
Type	Residential

Sub-Type Single Family Residence  
Status Closed

### Community Information

Address 120 Marina Bluff  
Subdivision Clearwater Landing  
City Kingsland  
County Burnet  
State TX  
Zip Code 78639

### Amenities

Utilities Cable Available, Electricity Connected, High Speed Internet Available, Propane, Sewer Connected, Underground Utilities, Water Connected  
Features Barbecue, Common Grounds/Area, Clubhouse, Gated, Lake, Pool, Sport Court(s), Tennis Court(s)  
Parking Garage, Gated  
# of Garages 2  
Garages Garage Door Opener  
View Lake, Marina, Water  
Is Waterfront Yes  
Waterfront Lake Front, Lake Privileges, Waterfront, Boat Ramp/Lift Access  
Has Pool Yes

### Interior

Interior Tile, Wood  
Appliances Built-In Electric Oven, Bar Fridge, Dryer, Dishwasher, Electric Cooktop, Free-Standing Refrigerator, Disposal, Microwave, Vented Exhaust Fan, Wine Refrigerator, Washer  
Heating Ceiling, Central, Electric, Propane  
Cooling Central Air, Ceiling Fan(s)  
Stories Three Or More

### Exterior

Exterior Features Boat Lift, Balcony, Barbecue, Boat Slip, Gas Grill, Outdoor Grill, Rain Gutters  
Lot Description Near Golf Course, Interior Lot, Sprinklers Automatic, Xeriscape  
Windows Blinds, Double Pane Windows, ENERGY STAR Qualified Windows, Vinyl, Window Coverings  
Roof Metal

Construction	HardiPlank Type, Stone Veneer, Stucco
Foundation	Slab

### **School Information**

District	Burnet ISD
Elementary	Burnet
Middle	Burnet (Burnet ISD)
High	Burnet