

\$1,100,000 - 227 Watkins Point Watkins Point Pt, Kingsland

MLS® #1501092

\$1,100,000

4 Bedroom, 8.00 Bathroom, 2,132 sqft

Single-Family on 0.55 Acres

Shirley Williams, Kingsland, TX

Welcome to 227 Watkins Point in beautiful Kingsland, Texas - your ticket to waterfront paradise! This lovely 4 bedroom, 4-bathroom home including the detached guest house/man cave offers the lake lifestyle you've been dreaming about. Immaculately maintained with modern features, with an open floor plan featuring French doors that lead out onto a relaxing covered back porch. This property is over 1/2 acre of tree covered - shaded backyard with a gentle slope down to the lakefront. Watkins Cove is a "natural" wide cove that is great for swimming, kayaking, or just floating and relaxing & catching some rays on a sunny day. Picture yourself relaxing on your own boat dock, with 90 FEET of private lake frontage where the only wake you'll worry about is the one you create heading out for a day on the water. The shaded yard provides the perfect spot for afternoon naps or watching the sunset with your favorite beverage in hand. Most all of the fixtures and furnishings are negotiable so why not make 227 Watkins Point your new LBJ Waterfront home ! Please see the video link included in this listing. Thanks !

Built in 2010

Essential Information

| | |
|--------|-------------|
| MLS® # | 1501092 |
| Price | \$1,100,000 |



| | |
|----------------|-------------------------|
| Bedrooms | 4 |
| Bathrooms | 8.00 |
| Full Baths | 4 |
| Half Baths | 4 |
| Square Footage | 2,132 |
| Acres | 0.55 |
| Year Built | 2010 |
| Type | Single-Family |
| Sub-Type | Single Family Residence |
| Status | Active |

Community Information

| | |
|-------------|------------------------------------|
| Address | 227 Watkins Point Watkins Point Pt |
| Area | LL |
| Subdivision | Shirley Williams |
| City | Kingsland |
| County | Llano |
| State | TX |
| Zip Code | 78639 |

Amenities

| | |
|---------------|---|
| Utilities | Electricity Connected, Other, Phone Available, Sewer Connected, Water Connected |
| Features | None |
| Parking | Driveway, Garage, Additional Parking, Asphalt, Enclosed |
| # of Garages | 1 |
| View | Hills,Lake,Lake LBJ |
| Is Waterfront | Yes |
| Waterfront | Boat Ramp/Lift Access, Lake Front |

Interior

| | |
|-----------------|---|
| Interior | Carpet, Laminate |
| Appliances | Built-In Electric Oven, Built-In Electric Range, Dishwasher, Exhaust Fan, Disposal, Microwave |
| Heating | Central, Electric, Fireplace(s) |
| # of Fireplaces | 1 |
| Fireplaces | None |
| # of Stories | 2 |
| Stories | Two |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Balcony, Boat Lift, Dock |
| Lot Description | Sprinklers Automatic |
| Roof | Composition |
| Construction | HardiPlank Type |
| Foundation | Slab |

School Information

| | |
|------------|------------|
| District | Llano ISD |
| Elementary | Packsaddle |
| Middle | Llano |
| High | Llano |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | September 8th, 2025 |
| Days on Market | 1 |

Listing Details

| | |
|----------------|-------------------|
| Listing Agent | Dave Hudson |
| Listing Office | Lake LBJ Partners |

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