

\$3,299,950 - 3180 River Oaks Drive, Kingsland

MLS® #166091

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5 Bedroom, 5.50 Bathroom, 4,634 sqft
Single-Family on 0.27 Acres

Lula Haywood, Kingsland, TX

Seller will guarantee a first year rental income of \$185,000 ! Sit back and relax at this stunning lakeside paradise! This home not only offers an abundance of amazing views up, down, and across the lake, but is also located in one of the most desired areas of the Llano River Arm of Lake LBJ. Due to the minimal amount of boat traffic, families are sure to experience better conditions for fishing, swimming, kayaking, etc. The best part about this house is that it can still be thoroughly enjoyed even on a rainy day as this home was built to entertain! This custom contemporary home was built around flexibility, with 5 bedrooms, 5 1/2 baths, featuring large & open living, dining and kitchen area. Spacious outdoor covered patio/outdoor living area with private pool, private boat dock, all overlooking the famous "Moss Ranch" and scenic views of Packsaddle Mountain. The opportunities are endless! Developed by local & experienced builder, Klaer Custom Homes with over 50 LBJ waterfront homes completed and sold. Similar development projects on Lake LBJ by Klaer Custom Homes are very popular STR investments generating gross revenues of \$200,000+ per home annually ! Come and see 3180 River Oaks Today ! *NOTE* Some interior pictures were taken at the home next door for easier reference - house next door is further along and SOLD (similar selections, color schemes, and same quality will be present)



Built in 2023

Essential Information

MLS® #	166091
Price	\$3,299,950
Bedrooms	5
Bathrooms	5.50
Full Baths	5
Half Baths	1
Square Footage	4,634
Acres	0.27
Year Built	2023
Type	Single-Family
Sub-Type	Single Family Residence
Style	Contemporary
Status	Active

Community Information

Address	3180 River Oaks Drive
Subdivision	Lula Haywood
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Amenities	None
Garages	2 Car Attached Garage, Front Entry
View	Hill Country, Lake, Panoramic, Lake LBJ
Is Waterfront	Yes
Waterfront	Open Water
Has Pool	Yes
Pool	Gunite, Heated, In Ground

Interior

Interior Features	High Ceilings, Wet Bar, Breakfast Bar, Granite Counters, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Gas Range, Refrigerator, Washer, Gas Water Heater, Cooktop, Wall Oven

Heating	Central, Electric
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Rain Gutters, Sprinkler System, Hot Tub
Roof	Metal
Construction	Wood Siding, HardiPlank Type, Stone
Foundation	Slab

School Information

District	Llano
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Additional Information

Date Listed	September 26th, 2023
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Listing Details

Listing Agent	Greg McDonnell
Listing Office	Lake LBJ Partners

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