

# \$2,295,000 - 1018 River Road, Kingsland

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MLS® #168185

**\$2,295,000**

4 Bedroom, 4.00 Bathroom, 3,500 sqft

Single-Family on 0.70 Acres

Longhorn Valley, Kingsland, TX

**\*\*PRICE IMPROVEMENT !\*\*** One year old Custom built Lake LBJ waterfront home ! 1018 RIVER ROAD features an open floorplan with a breakfast-dining-living combination along with 4 bedrooms, 4 baths, and game room/bunk room. All sporting a Lite & Modern Hill Country Craftsman interior and exterior charm. 1018 RIVER ROAD features top of the line finishes, fixtures, cabinetry and tile work throughout this home. From the European White Oak flooring to the Tongue and Groove Wood Ceilings and Ship-Lap walls, this home stands out in style and quality! Outside you'll enjoy the comfortable shaded patio & brand new CODY POOL, built-in outdoor grill area overlooking peaceful cove on Lake LBJ. This well known & Tranquil Cove (Log Country) is perfect for kayaking, canoeing, or just safely floating with the kids or grandkids. Great for EZ boat docking yet just a few seconds off the highly coveted Colorado Arm of Lake LBJ. This home comes with the bonus of a 2nd lot across the street ! Perfect for that workshop, storage barn, overflow parking, etc.... Please see aerial video tour included in this listing... Thanks !



Built in 2023

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | 168185      |
| Price  | \$2,295,000 |

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 3,500                   |
| Acres          | 0.70                    |
| Year Built     | 2023                    |
| Type           | Single-Family           |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary, Craftsman |
| Status         | Active                  |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1018 River Road |
| Subdivision | Longhorn Valley |
| City        | Kingsland       |
| County      | Burnet          |
| State       | TX              |
| Zip Code    | 78611           |

### Amenities

|               |                                         |
|---------------|-----------------------------------------|
| Amenities     | Water                                   |
| Garages       | 2 Car Attached Garage                   |
| View          | Hill Country, Lake, Panoramic, Lake LBJ |
| Is Waterfront | Yes                                     |
| Waterfront    | Cove                                    |
| Has Pool      | Yes                                     |
| Pool          | In Ground                               |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Audio System, Cable Available, Granite Counters, Pantry, Vaulted Ceiling(s), Walk-In Closet(s), Wood Ceiling |
| Appliances        | Dishwasher, Double Oven, Dryer, Disposal, Microwave, Refrigerator, Washer, Electric Water Heater, Cooktop, Wall Oven        |
| Heating           | Central, Electric                                                                                                           |
| Cooling           | Central Air                                                                                                                 |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | One, Other                                                                                                                  |
| # of Stories      | 2                                                                                                                           |

### Exterior

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

**School Information**

|          |        |
|----------|--------|
| District | Burnet |
|----------|--------|

**Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2024 |
|-------------|-----------------|

**Listing Details**

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

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