# \$2,599,999 - 418 County Road 119a, Kingsland

MLS® #172113

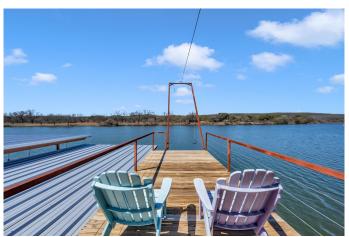
# \$2,599,999

6 Bedroom, 5.50 Bathroom, 3,846 sqft Single-Family on 0.62 Acres

Enchanted Valle, Kingsland, TX

REDUCED PRICE BY 600K!!!!! STR's ALLOWED! OPEN WATERFRONT- MAIN HOUSE WITH SEPARATE GUEST HOUSE & 30X40 STORAGE BUILDING WITH TWO 14FT ROLL UP DOORS ALL ON .62 ACRES! The main house, updated in 2019, features 3 bedrooms & 3 baths with breathtaking lake & ranch views from the moment you walk in. The open-concept living area includes an updated kitchen, high-end granite countertops, & a gas range. Both the front and back patios have low-maintenance Tech Decking, perfect for relaxing and entertaining. The primary suite offers a custom-built stackable washer/dryer for added convenience. On the lower level, a spacious flex room serves as a third bedroom, game room, or guest suite & includes a full bath, closet, & a full-size laundry room. The oversized two-car garage provides additional storage and convenience. Step outside & take in the stunning Hill Country lake views from your private boat dock, complete with a metal roof, boat slip with electric lift & two jet ski lifts. A built-in stone fire pit with bench seating creates the perfect spot to unwind & enjoy breathtaking sunsets. SEPARATE GUEST HOUSE: your guests will have their very own private retreat in a two-story, 3-bedroom, 2.5-bath guest house. Built in 2019, this beautifully designed home features high end wood-textured flooring throughout & high-end granite countertops & plenty of easy access attic storage offering both style and comfort. Located behind the guest house is a 30x40







#### Built in 1997

#### **Essential Information**

MLS® # 172113

Price \$2,599,999

Bedrooms 6

Bathrooms 5.50

Full Baths 5

Half Baths 1

Square Footage 3,846

Acres 0.62

Year Built 1997

Type Single-Family

Sub-Type Single Family Residence

Status Active

# **Community Information**

Address 418 County Road 119a

Subdivision Enchanted Valle

City Kingsland

County Burnet

State TX

Zip Code 78611

#### **Amenities**

Amenities Park, Water

Garages 2 Car Attached Garage, Golf Cart Storage, Side Entry, RV Parking Slab,

**RV Storage** 

View Hill Country, Lake, Lake LBJ

Is Waterfront Yes

Waterfront Open Water

# Interior

Interior Features Granite Counters, Pantry, Split Bedroom, Walk-In Closet(s)

Appliances Gas Range, Washer Hookup, Water Softener

Heating Central
Cooling Central Air

Fireplace Yes
Fireplaces One
# of Stories 2

#### **Exterior**

Exterior Features Balcony, Rain Gutters, Sprinkler System, Stonework

Roof Composition
Construction Steel Frame

Foundation Slab

## **School Information**

District Burnet

### **Additional Information**

Date Listed February 27th, 2025

HOA Fees 100

HOA Fees Freq. Annually

# **Listing Details**

Listing Agent Charla Cormier

Listing Office Cormier Property Team - eXp

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