

\$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



huge storage for your lake toys!

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
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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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