

# \$2,369,000 - 1602 Williams Lakeshore, Kingsland

MLS® #172509

**\$2,369,000**

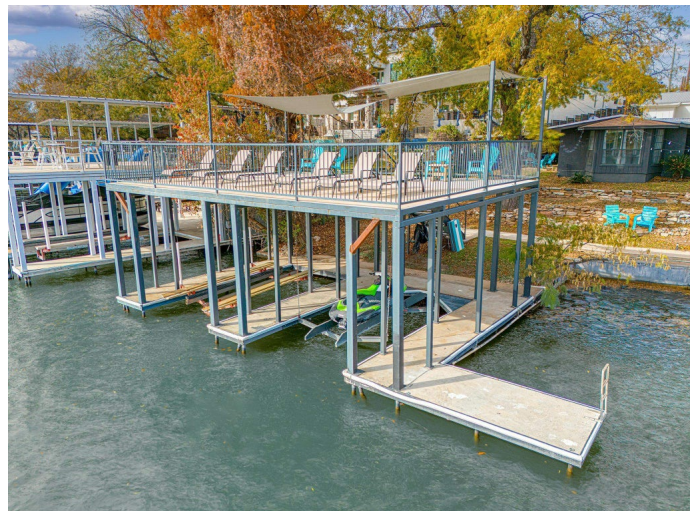
6 Bedroom, 5.00 Bathroom, 3,709 sqft

Single-Family on 0.59 Acres

Shirley William, Kingsland, TX

## OPEN WATER LAKE LBJ RETREAT!!

Discover the ultimate waterfront retreat on the stunning shores of Lake LBJ! This exceptional property offers breathtaking open-water views, world-class sunsets, and endless opportunities for fun and relaxation. Perfect for families looking to create unforgettable memories or investors seeking a lucrative short-term rental opportunity, this freshly decorated home is a rare find. This home features a prime open-water location with unobstructed lake views and direct water access. As an Airbnb-friendly property, it presents an excellent opportunity for generating additional income through short-term rentals. The main home, referred to as Side A, and the charming Cottage have been professionally decorated with stylish new common area furnishings, creating an inviting and comfortable atmosphere. The spacious layout is designed for gatherings and entertaining, making it an ideal retreat for large groups or families. The outdoor space is spectacular with a sun-drenched deck, a private dock perfect for boating and fishing, and waterfront fire pits where guests can unwind and enjoy the tranquil surroundings. Whether enjoying exhilarating water sports like wakeboarding and paddleboarding or simply cruising the lake, this home offers endless recreational possibilities. Evenings are particularly magical, as the property provides some of the best sunset views on Lake LBJ, best enjoyed from the private deck. Additionally, the location



offers ease of access to dining, wineries, & local fun!

Built in 1965

### **Essential Information**

MLS® #	172509
Price	\$2,369,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	3,709
Acres	0.59
Year Built	1965
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

### **Community Information**

Address	1602 Williams Lakeshore
Subdivision	Shirley William
City	Kingsland
County	Llano
State	TX
Zip Code	78639

### **Amenities**

View	Hill Country, Lake, Panoramic, Lake LBJ
Is Waterfront	Yes
Waterfront	Open Water

### **Interior**

Interior Features	Breakfast Bar, Cable Available, Granite Counters, Split Bedroom, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Electric Range, Refrigerator, Washer, Washer Hookup, Electric Water Heater, Water Softener
Heating	Central, Electric, Ductless
Cooling	Central Air, Ductless
# of Stories	1

**Exterior**

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

**School Information**

District	Llano
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**Additional Information**

Date Listed	March 20th, 2025
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**Listing Details**

Listing Agent	Zina Rodenbeck
Listing Office	Zina & Co. Real Estate

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