

\$995,000 - 1707 Aztec Trail, Kingsland

MLS® #172828

\$995,000

4 Bedroom, 2.50 Bathroom, 1,539 sqft

Single-Family on 0.26 Acres

Lakeside Hghts, Kingsland, TX

Lake LBJ Living Starts Here ~ Your fully furnished lakeside escape awaits - spend your days on the cool sparkling water of Lake LBJ! This charming 4-bedroom, 2.5 bathroom lake house offers the perfect blend of relaxation and recreation. It's ready for you to move in and start making memories - just bring your swimsuit! Nestled just off the main body of the lake, you'll enjoy easy access to lake fun while still having a sense of peaceful retreat. Step inside and discover two inviting living spaces. The main family room provides a comfortable gathering area, while the window-wrapped sun porch is a true highlight with floor-to-ceiling views of the beautiful backyard as it gently slopes towards your private swimming ledge and boat dock. There are three bedrooms on the main level and a spacious sleeping loft with 2 beds. Two full bathrooms and one half-bath have been adorably updated. The convenience continues with a large, finished-out 2 car garage, offering ample space for vehicles, storage and workbench. Attached to the garage is a fantastic air-conditioned bunkhouse; a versatile space perfect for extra sleeping space, home office, playroom or hobby studio. This lakeside sanctuary is truly turnkey. The seller is also offering a fantastic selection of lake toys for separate purchase, including a tri-toon boat, 2 jetskis, 4 kayaks and much more! Inquire with agent for a complete list. Don't miss this incredible opportunity to own your own piece of lakefront paradise on Lake LBJ.



Built in 1975

Essential Information

MLS® #	172828
Price	\$995,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,539
Acres	0.26
Year Built	1975
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1707 Aztec Trail
Subdivision	Lakeside Hghts
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Amenities	Park, Water, Other
Garages	2 Car Detached Garage, Garage Door Opener, Front Entry
View	Lake, Lake LBJ
Is Waterfront	Yes
Waterfront	Channel

Interior

Interior Features	Granite Counters, Counters-Solid Srfc
Appliances	Dishwasher, Dryer, Disposal, Microwave, Electric Range, Refrigerator, Washer, Electric Water Heater
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Rain Gutters
Roof	Composition
Foundation	Pier & Beam

School Information

District	Llano
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Additional Information

Date Listed	April 10th, 2025
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Listing Details

Listing Agent	Romeo Manzanilla
Listing Office	Christie's Int'l Real Estate

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