\$1,460,000 - 2270 Fred Woods Drive, Kingsland

MLS® #173338

\$1,460,000

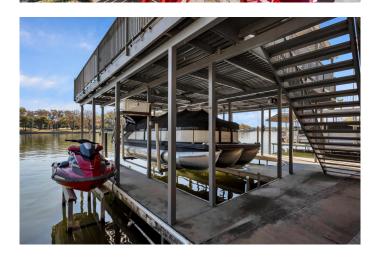
4 Bedroom, 3.00 Bathroom, 1,972 sqft Single-Family on 0.17 Acres

Point Breeze, Kingsland, TX

Discover your dream lakefront retreat on the premier stretch of the Colorado Arm of Lake LBJ! This updated 4-bedroom, 3-bathroom home is perfect for year-round enjoyment. The cozy living room features a stone fireplace and vaulted ceilings. The modern kitchen, with top-of-the-line KitchenAid appliances, opens to a dining area with stunning lake views. The spacious master suite on the main floor has a luxurious en-suite bath with a walk-in shower. An additional bedroom and bath on the main level ensure guest comfort, while two more bedrooms upstairs share an updated full bath. Large picture windows showcase serene south east views of the shaded backyard and Lake LBJ. Enjoy mornings in the sunroom or relax in the afternoons on the low maintenance TREX decking leading to a two-stall double-decker boat dock with a rooftop deck and bar. Perfect for a short-term rental, full-time residence, or private weekend retreat, this home offers excellent income potential. Furnishings are negotiable for a turnkey experience. Don't miss this incredible opportunity on Lake LBJ!







Built in 1988

Essential Information

MLS® # 173338

Price \$1,460,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Year Built

Square Footage 1,972

Acres 0.17

Type Single-Family

Sub-Type Single Family Residence

1988

Style Traditional

Status Active

Community Information

Address 2270 Fred Woods Drive

Subdivision Point Breeze

City Kingsland

County Llano

State TX

Zip Code 78639-0000

Amenities

Amenities Water

Garages 2 Car Carport, Front Entry

View Golf Course, Hill Country, Lake, Lake LBJ

Is Waterfront Yes

Waterfront Open Water

Interior

Interior Features Granite Counters, Recessed Lighting, Vaulted Ceiling(s)

Appliances Dishwasher, Double Oven, Disposal, Microwave, Electric Range,

Refrigerator, Washer Hookup, Electric Water Heater, Cooktop

Heating Central, Electric

Cooling Central Air

Fireplace Yes
Fireplaces One
of Stories 2

Exterior

Roof Composition
Construction Wood Siding

Foundation Pier & Beam, Slab

School Information

District Llano

Additional Information

Date Listed May 14th, 2025

Listing Details

Listing Agent Kale Stephens

Listing Office Horseshoe Bay Living 2, LLC

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