

\$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. Donâ€™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 |
| Square Footage | 1,972 |
| Acres | 0.17 |
| Year Built | 1988 |
| Type | Single-Family |
| Sub-Type | Single Family Residence |
| 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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Listing information last updated on October 14th, 2025 at 8:31pm CDT