

\$1,100,000 - 227 Watkins Point, Kingsland

MLS® #173778

\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,430 sqft

Single-Family on 0.55 Acres

Shirley William, Kingsland, TX

Welcome to 227 Watkins Point in beautiful Kingsland, Texas - your ticket to waterfront paradise! This lovely 4-bedroom, 4-bathroom home including the detached guest house/man cave offers the lake lifestyle you've been dreaming about. Immaculately maintained with modern features, with an open floor plan featuring French doors that lead out onto a relaxing covered back porch. This property is over 1/2 acre of tree covered - shaded backyard with a gentle slope down to the lakefront. Watkins Cove is a "natural" wide cove that is great for swimming, kayaking, or just floating and relaxing & catching some rays on a sunny day. Picture yourself relaxing on your own boat dock, with 90 FEET of private lake frontage where the only wake you'll worry about is the one you create heading out for a day on the water. The shaded yard provides the perfect spot for afternoon naps or watching the sunset with your favorite beverage in hand. Most all of the fixtures and furnishings are negotiable so why not make 227 Watkins Point your new LBJ Waterfront home ! Please see the video link included in this listing. Thanks !

Built in 2010

Essential Information

MLS® #	173778
Price	\$1,100,000
Bedrooms	4



Bathrooms	4.00
Full Baths	4
Square Footage	2,430
Acres	0.55
Year Built	2010
Type	Single-Family
Sub-Type	Single Family Residence
Style	Ranch
Status	Active

Community Information

Address	227 Watkins Point
Subdivision	Shirley William
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Garages	1 Car Carport, 1 Car Detached Garage
View	Hill Country, Lake, Panoramic, Lake LBJ
Is Waterfront	Yes
Waterfront	Cove

Interior

Interior Features	High Ceilings, Granite Counters, Pantry, Recessed Lighting
Appliances	Dishwasher, Double Oven, Disposal, Microwave, Gas Range, Gas Water Heater
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	One
# of Stories	1

Exterior

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

School Information

District Llano

Additional Information

Date Listed June 9th, 2025

Listing Details

Listing Agent Dave Hudson

Listing Office Lake LBJ Partners

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