

\$3,799,000 - 154 Riverfront Drive, Kingsland

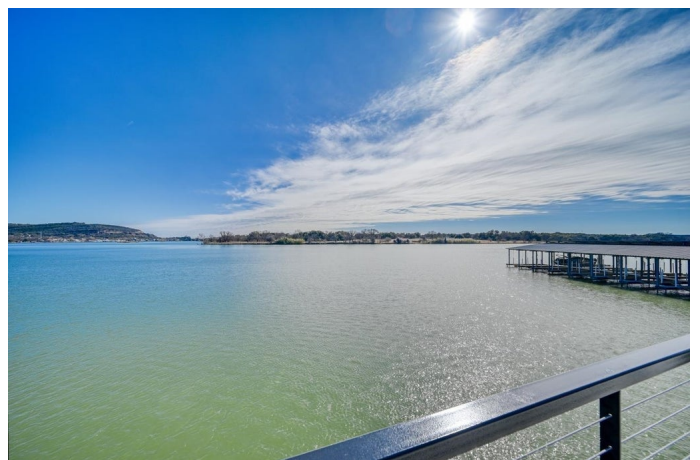
MLS® #174061

\$3,799,000

7 Bedroom, 7.50 Bathroom, 4,503 sqft
Single-Family on 0.20 Acres

2 Rivers Landing, Kingsland, TX

Land at the confluence of 2 rivers was considered sacred by the Native Americans who first settled this location 4 thousand years ago*. At 154 RIVERFRONT DRIVE you can capture the magic while relaxing on your Lakeside veranda overlooking Lake LBJ and the storied & pristine "Moss Family Ranch". Convenient "close in" Kingsland location, 5 minutes to HEB, & within site of Lake LBJ's premier fun spots, WakePoint, Boat Town & Liberty Island. This is the 1st of 3 Luxury Villas nearing completion on RIVERFRONT DRIVE on LBJ. Inside 154 RIVERFRONT DRIVE there's enough room for the whole family and friends with over 4500 ft.² of living space featuring 7 bedrooms, (including bunk rooms) and 7 ½ baths. The Swimming Pool Level features a 2nd living area/ game room with big sliding doors that open to a covered porch and outdoor kitchen. There's over 3000 ft.² of outdoor living space, 2 covered patios, poolside patio, + a party deck atop your private boat dock on Lake LBJ. Special interior finishes include Cali Legends plank flooring, granite & quartzite countertops, schluter brushed nickel fixtures, Kitchen-aid Frigidaire, & LG appliances, Visual Comfort lighting throughout. Large, amenity filled homes on Lake LBJ are very successful short-term rentals, generating \$200,000 + annual revenue - spreadsheets available upon request. Enjoy it part time, rent it out part time. A Lake home that helps pay for itself !! *Artifacts on public



display at Nightingale Archaeological Center*

Built in 2025

Essential Information

MLS® #	174061
Price	\$3,799,000
Bedrooms	7
Bathrooms	7.50
Full Baths	7
Half Baths	1
Square Footage	4,503
Acres	0.20
Year Built	2025
Type	Single-Family
Sub-Type	Single Family Residence
Style	Contemporary, Custom
Status	Active

Community Information

Address	154 Riverfront Drive
Subdivision	2 Rivers Landing
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Amenities	Gated
Garages	2 Car Attached Garage, Garage Door Opener, Front Entry
View	Hill Country, Lake, Panoramic, Lake LBJ
Is Waterfront	Yes
Waterfront	Open Water
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Wet Bar, Breakfast Bar, Granite Counters, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), No Steps to Entry, High Ceilings
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Appliances	Commercial Stove, Dishwasher, Dryer, Disposal, Ice Maker, Microwave, Electric Range, Built-In Refrigerator, Washer, Cooktop
Heating	Central, Electric
Cooling	Central Air
# of Stories	3

Exterior

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

School Information

District	Llano
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Additional Information

Date Listed	June 27th, 2025
HOA Fees	150
HOA Fees Freq.	Monthly

Listing Details

Listing Agent	Dave Hudson
Listing Office	Lake LBJ Partners

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