

# \$2,700,000 - 2240 Fred Woods, Kingsland

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MLS® #175341

**\$2,700,000**

3 Bedroom, 3.00 Bathroom, 4,932 sqft

Single-Family on 0.50 Acres

Point Breeze, Kingsland, TX

Experience lake living at its best in this exceptional waterfront home situated on a peninsula with dual boat docks—one with boat and jet ski slips and another designed for entertaining while enjoying sunset views—this property is perfect for both relaxation and recreation. Outdoor amenities include a hot tub, tree swing for lake jumps, outdoor shower, firepit, and multiple covered patio & sitting areas. A gated entry leads to the home's grand black iron and glass double doors opening to an impressive entryway. The interior offers a spacious living area with built-ins, wet bar, and double-sided fireplace, plus two dining areas and a custom wine room with built-in cabinets and wine racks. The gourmet kitchen features glass cabinets, granite countertops, a large island and extensive breakfast bar. The master suite includes a sitting area with wood burning fireplace, a newly remodeled bath and a large walk in closet. Bonus access to covered patio to enjoy sunsets with a cocktail. Downstairs includes a game room with bar, second living area, bedroom and full bath, plus a tool or craft room. Additional highlights include an elevator, RV storage in garage, and a dock storage room for lake toys! This home blends luxury, functionality, and lakefront charm—perfect for entertaining or peaceful waterfront living.

Built in 1996

## Essential Information



MLS® #	175341
Price	\$2,700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	4,932
Acres	0.50
Year Built	1996
Type	Single-Family
Sub-Type	Single Family Residence
Style	Traditional
Status	Active

### Community Information

Address	2240 Fred Woods
Subdivision	Point Breeze
City	Kingsland
County	Llano
State	TX
Zip Code	78639

### Amenities

Amenities	Other
Garages	2 Car Attached Garage, RV Storage
View	Lake, Lake LBJ
Is Waterfront	Yes
Waterfront	Open Water

### Interior

Interior Features	Wet Bar, Elevator, Granite Counters, Handicap Access, Pantry, Sink - Pedestal, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Ice Maker, Gas Range, Refrigerator, Washer, Gas Water Heater
Heating	Central, Wall Furnace
Cooling	Central Air
Fireplace	Yes
Fireplaces	Two
# of Stories	2

### Exterior

Exterior Features	Hot Tub
Roof	Composition, Metal
Construction	Stone
Foundation	Other

**School Information**

District	Llano
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**Additional Information**

Date Listed	October 8th, 2025
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**Listing Details**

Listing Agent	Tina Jehl
Listing Office	Horseshoe Bay Resort Realty

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