

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

MLS® #2274708

\$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® #	2274708
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
Status	Active

Community Information

Address	2270 Fred Woods Dr
Area	LL
Subdivision	Point Breeze
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Sewer Connected, Underground Utilities, Natural Gas Not Available
Features	Common Grounds/Area
Parking	Attached, Driveway, Garage Faces Front, Garage
# of Garages	2
View	Hills,Lake,Rural,TreesWoods,Water,Lake LBJ
Is Waterfront	Yes
Waterfront	Lake Front, Boat Ramp/Lift Access

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer
Heating	Central, Electric
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2

Stories Two

Exterior

Exterior Features Boat Lift, Dock, Private Entrance, Private Yard
Lot Description Back Yard, Front Yard, Landscaped, Moderate Trees, Few Trees
Roof Composition
Construction Frame, Glass, Stone Veneer, Stucco
Foundation Slab

School Information

District Llano ISD
Elementary Packsaddle
Middle Llano
High Llano

Additional Information

Date Listed June 11th, 2025
Days on Market 111
HOA Fees 100
HOA Fees Freq. Annually

Listing Details

Listing Agent Kale Stephens
Listing Office Horseshoe Bay Living 2, LLC

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