

\$3,200,000 - 1940 Williams Lakeshore Dr, Kingsland

MLS® #3617564

\$3,200,000

6 Bedroom, 4.00 Bathroom, 2,931 sqft
Single-Family on 1.05 Acres

Shirley Williams, Kingsland, TX

Over 300 feet of Lake LBJ shoreline, a delightful pool and spa, and endless lake-life amenities make this 6-bedroom, 4-bath updated property one of Kingsland's most unique waterfront homes. What truly sets it apart is the protected cove: perfect for safe swimming and relaxing; away from boat traffic. A lakeside platform with diving board, slide, and two levels of swings offers fun for all ages.

Set on over an acre with mature trees, this spectacular property includes a main house and private guest casita. The main residence features two primary suites, two guest bedrooms, three bathrooms, and a spacious family room with an open-concept kitchen. A sunroom extends off one of the primary bedrooms, providing a peaceful retreat with views of the water. The casita offers its own two bedrooms, kitchenette, and full bath; ideal for guests, a kids' area or multigenerational living. All less than 10 minutes from HEB.

A large covered back patio overlooks the lake and leads to the pool and spa. Just steps away, an expansive covered two-slip boat dock with oversized party deck, four separate jet ski docks, and a convenient boathouse provide everything you need for waterfront living.

This property delivers it all: main-lake and cove frontage for fishing and swimming, resort-style outdoor amenities, and an updated



home ready to host gatherings both large and small. Whether entertaining a crowd or enjoying peaceful mornings by the water, this home offers the ultimate in Lake LBJ living.

Built in 1968

Essential Information

MLS® #	3617564
Price	\$3,200,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,931
Acres	1.05
Year Built	1968
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1940 Williams Lakeshore Dr
Area	LL
Subdivision	Shirley Williams
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Above Ground Utilities, Underground Utilities
Features	None
Parking	Attached Carport, Driveway
# of Garages	2
View	Lake,Water,Lake LBJ
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Tile
Appliances	Dishwasher, Electric Range, Electric Water Heater, Ice Maker, Microwave, Refrigerator
Heating	Central, Wall Furnace
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Boat Lift, Boat Slip
Lot Description	Sprinklers Automatic, Trees Large Size
Roof	Metal
Construction	HardiPlank Type, Stone, Wood Siding
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

Additional Information

Date Listed	October 1st, 2025
Days on Market	1

Listing Details

Listing Agent	Jessica Stephen
Listing Office	Kifer Sparks Agency, LLC

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