

\$750,000 - 417 Cr 136a, Kingsland

MLS® #3756924

\$750,000

3 Bedroom, 2.00 Bathroom, 2,550 sqft
Residential on 1.28 Acres

Twin Isles, Kingsland, TX

HUGE METAL SHOP-1 ACRE-LARGE HOME-ON LAKE LBJ! Welcome to your ultimate family lake home! Nestled on more than an acre of beautifully landscaped, waterfront property in the desirable Twin Isles neighborhood, this original-owner, fully rocked 3-bedroom, 2-bathroom home offers the perfect blend of comfort, space, and lakeside living. Enjoy the natural beauty of native landscaping, mature shade trees, and fruit trees - all fully irrigated with water sourced directly from Lake LBJ. With a split-bedroom floor plan and two spacious living areas, this home was designed for both relaxing and entertaining. Cozy up to one of two fireplaces—one in the formal dining area and another in the rear family room-or step out onto the expansive covered back deck, ideal for hosting guests while enjoying peaceful water views. The kitchen has been thoughtfully designed with good storage & central location - ready for your next gathering. Each of the three bedrooms are generously sized and filled with natural light. Outside, the amenities continue with a built-in BBQ pit, circular driveway plus two additional driveways, and a large 1,200 sqft metal shop with a private entrance—perfect for hobbies, storage, or a home business. Parking is abundant with a 2-car attached garage and a 2-car carport. Boating enthusiasts will love the private waterfront with two electric boat lifts at the end of a wide channel, and Twin Isles boasts one of the best boat launches on Lake LBJ. An



exceptional opportunity to start making new memories!

Built in 1977

Essential Information

MLS® #	3756924
Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,550
Acres	1.28
Year Built	1977
Type	Residential
Sub-Type	Manufactured Home
Status	Active

Community Information

Address	417 Cr 136a
Area	BU
Subdivision	Twin Isles
City	Kingsland
County	Burnet
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected, Propane
Features	Lake
Parking	Attached, Driveway, Garage Faces Front, Garage, Attached Carport, Circular Driveway, Workshop in Garage
# of Garages	4
Garages	Garage Door Opener
View	Lake,Lake LBJ
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Carpet, Tile
Appliances	Gas Range
Heating	Central, See Remarks
# of Fireplaces	2
Fireplaces	Dining Room, Family Room
# of Stories	1
Stories	One

Exterior

Exterior Features	Boat Lift, Boat Slip, Dock, Exterior Steps, Barbecue
Lot Description	Back Yard, Front Yard, Irregular Lot, Landscaped, Sprinklers Automatic, Views, Trees Large Size
Roof	Metal
Construction	Masonry, Concrete, Wood Siding
Foundation	Pillar/Post/Pier, Slab

School Information

District	Marble Falls ISD
Elementary	Highland Lake
Middle	Marble Falls
High	Marble Falls

Additional Information

Date Listed	June 21st, 2025
Days on Market	103
HOA Fees	250
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Kristen Ribera
Listing Office	My Texas Home Broker

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