

\$995,000 - 1707 Aztec Trl, Kingsland

MLS® #4966107

\$995,000

4 Bedroom, 3.00 Bathroom, 1,539 sqft
Single-Family on 0.26 Acres

Lakeside Heights, Kingsland, TX

Lake LBJ Living Starts Here ~ Your Furnished Lakeside Escape Awaits! Imagine your days spent on the cool sparkling waters of Lake LBJ! This charming 4-bedroom, 2.5-bathroom lake house offers the perfect blend of relaxation and recreation, and it's ready for you to move in and start making memories - just bring your swimsuit!

Nestled just off the main body of the lake, you'll enjoy easy access to all the lake fun while still having a sense of peaceful retreat. This fully furnished home is ideal for making memories with friends and family. Step inside and discover two inviting living spaces. The main family room provides a comfortable gathering area, while the window-enclosed sun porch is a true highlight, boasting floor-to-ceiling views of the beautiful backyard as it gently slopes towards your private swimming ledge and boat dock. Imagine sipping your morning coffee or enjoying evening sunsets in this tranquil space. There are three bedrooms on the main level and a spacious sleeping loft with room for two beds. Two full bathrooms and one half bath have been adorably updated. The convenience continues with a large, finished-out 2-car garage, offering ample space for vehicles, storage, and even a workbench. But that's not all! Attached to the garage is a fantastic air-conditioned bunkhouse, a versatile space perfect for extra sleeping space, a home office, a playroom, or a dedicated hobby



studio.

This lakeside sanctuary is truly turnkey. Everything you need is here, allowing you to immediately embrace the lake life. Bonus for the Water Enthusiast! The seller is also offering a fantastic selection of lake toys for separate purchase, including a tritoon boat, two jet skis, four kayaks, and much more! Inquire for a complete list. Don't miss this incredible opportunity to own your piece of paradise on Lake LBJ. Schedule your showing today and get ready for a summer filled with lakeside fun!

Built in 1975

Essential Information

MLS® #	4966107
Price	\$995,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,539
Acres	0.26
Year Built	1975
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1707 Aztec Trl
Area	LL
Subdivision	Lakeside Heights
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected, Natural Gas Not Available
Features	Common Grounds/Area, Park, Lake
Parking	Garage, Detached, Door-Single, Driveway, Garage Faces Front
# of Garages	2
Garages	Garage Door Opener
View	Lake,Neighborhood,Lake LBJ
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Canal Front, Lake Front

Interior

Interior	Carpet, Tile, Laminate
Appliances	Dishwasher, Disposal, Microwave, Refrigerator, Dryer, Electric Water Heater, Exhaust Fan, Free-Standing Electric Oven, Washer
Heating	Central
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Yard, Rain Gutters, Boat Lift, Exterior Steps
Lot Description	Back Yard, Sprinklers Automatic, Trees Medium Size, Views
Roof	Composition
Construction	Frame, Vertical Siding
Foundation	Pillar/Post/Pier

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

Additional Information

Date Listed	April 10th, 2025
Days on Market	180
HOA Fees	105
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Shelly Hemingson
Listing Office	Christie's Int'l Real Estate

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