# \$3,295,000 - 563 Ellen Williams Loop, Kingsland

MLS® #1005289

# \$3,295,000

5 Bedroom, 6.00 Bathroom, 4,440 sqft Residential on 0.30 Acres

THE PRESERVE, Kingsland, TX

New Construction Luxury Lakefront Retreat on Constant-Level Lake LBJ. Welcome to your dream lakefront getaway! Nestled on 50 feet of open water on the highly coveted constant-level Lake LBJ, this brand-new 2025 construction luxury home offers an unparalleled blend of modern elegance, comfort, and income potential â€" all just an hour from both Austin and San Antonio. This turn-key short-term rental opportunity comfortably sleeps up to 22 guests and is fully furnished, with projected rental income between \$200K and \$250K annually. Whether you're seeking a serene family retreat, a high-end investment property, or both â€" this is it. Property Highlights: 5 spacious bedrooms, each with a private en-suite bathroom, 4,440 heated SqFt | 7,982 total SqFt including porches & garage. Vanishing edge pool & hot tub overlooking the lake. 2-slip boat dock with party deck for lakeside fun. Elevator access to all floors. 12-ft ceilings on the main level and 10-ft ceilings upstairs. Designer finishes throughout including: Gemcore Teton Owen Luxury Vinyl Plank flooring. Milestone Onyx & Anatolia Mosaic tile in the primary bath. MSI Calacatta Leon Quartz counters. GE Cafe stainless appliances. Custom Cabinets Deluxe 1― Slim Shaker overlay cabinetry. Moen fixtures. Anderson 100 Series windows. Fully Outfitted for Fun: Pool table, ping pong, shuffleboard. Built-in outdoor grill & fire pit. 2 kayaks, 1 paddle board, corn hole and there is excellent







fishing and boating year round on the Colorado River. This exceptional home combines luxury living with lake life and offers the rare opportunity to own a fully equipped short-term rental in a prime location on one of Texas's most desirable lakes. Don't miss out on this one-of-a-kind lakefront gem. Schedule your private showing today and experience the best of Lake LBJ living!

Built in 2025

#### **Essential Information**

MLS® # 1005289 Price \$3,295,000

Bedrooms 5

Bathrooms 6.00 Full Baths 5

Half Baths 1

Square Footage 4,440

Acres 0.30 Year Built 2025

Type Residential

Sub-Type Single Family Residence

Status Active

Has Pool Yes

## Water Feature/View

View Hills,Lake,Panoramic,River,Water,Lake LBJ

Is Waterfront Yes

Water Body Lake LBJ

# **Community Information**

Address 563 Ellen Williams Loop

Area LL

Subdivision THE PRESERVE

City Kingsland

County Llano

State TX

Zip Code 78639

## **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected, Water

Connected

Features See Remarks

Parking Additional Parking

# of Garages 2

#### Interior

Interior Carpet, Tile, Laminate

Appliances Tankless Water Heater, See Remarks, Wine Refrigerator

Heating Central

Stories Three Or More

#### **Exterior**

Exterior Features Outdoor Grill, Private Yard, Balcony, Barbecue, Boat Lift, Dock

Lot Description Sprinklers Automatic, Views

Roof Metal

Construction See Remarks

Foundation Slab

#### **School Information**

District Llano ISD

Elementary Llano Middle Llano High Llano

#### Additional Information

Date Listed June 15th, 2025

Days on Website 141
Days on Market 128

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