

# \$1,100,000 - 227 Watkins Point Watkins Point Pt, Kingsland

---

MLS® #1501092

**\$1,100,000**

4 Bedroom, 8.00 Bathroom, 2,132 sqft  
Residential on 0.55 Acres

Shirley Williams, Kingsland, TX

Welcome to 227 Watkins Point in beautiful Kingsland, Texas - your ticket to waterfront paradise! This lovely 4 bedroom, 4-bathroom home including the detached guest house/man cave offers the lake lifestyle you've been dreaming about. Immaculately maintained with modern features, with an open floor plan featuring French doors that lead out onto a relaxing covered back porch. This property is over 1/2 acre of tree covered - shaded backyard with a gentle slope down to the lakefront. Watkins Cove is a "natural" wide cove that is great for swimming, kayaking, or just floating and relaxing & catching some rays on a sunny day. Picture yourself relaxing on your own boat dock, with 90 FEET of private lake frontage where the only wake you'll worry about is the one you create heading out for a day on the water. The shaded yard provides the perfect spot for afternoon naps or watching the sunset with your favorite beverage in hand. Most all of the fixtures and furnishings are negotiable so why not make 227 Watkins Point your new LBJ Waterfront home ! Please see the video link included in this listing. Thanks !



Built in 2010

## Essential Information

MLS® #	1501092
Price	\$1,100,000

Bedrooms	4
Bathrooms	8.00
Full Baths	4
Half Baths	4
Square Footage	2,132
Acres	0.55
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Water Feature/View**

View	Hills,Lake,Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ

### **Community Information**

Address	227 Watkins Point Watkins Point Pt
Area	LL
Subdivision	Shirley Williams
City	Kingsland
County	Llano
State	TX
Zip Code	78639

### **Amenities**

Utilities	Electricity Connected, Other, Phone Available, Sewer Connected, Water Connected
Features	None
Parking	Driveway, Garage, Additional Parking, Asphalt, Enclosed
# of Garages	1

### **Interior**

Interior	Carpet, Laminate
Appliances	Built-In Electric Oven, Built-In Electric Range, Dishwasher, Exhaust Fan, Disposal, Microwave
Heating	Central, Electric, Fireplace(s)
# of Fireplaces	1
Fireplaces	None

# of Stories	2
Stories	Two

### Exterior

Exterior Features	Balcony, Boat Lift, Dock
Lot Description	Sprinklers Automatic
Roof	Composition
Construction	HardiPlank Type
Foundation	Slab

### School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

### Additional Information

Date Listed	September 8th, 2025
Days on Website	34
Days on Market	1

Property Listed by: Lake LBJ PartnersThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from October 12th, 2025 at 3:02pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.