

# \$3,299,950 - 3180 River Oaks Drive, Kingsland

MLS® #166091

**\$3,299,950**

5 Bedroom, 5.50 Bathroom, 4,634 sqft  
Residential on 0.27 Acres

Lula Haywood, Kingsland, TX

\*\*\*Seller will guarantee a first year rental income of \$185,000\*\*\* ! Sit back and relax at this stunning lakeside paradise! This home not only offers an abundance of amazing views up, down, and across the lake, but is also located in one of the most desired areas of the Llano River Arm of Lake LBJ. Due to the minimal amount of boat traffic, families are sure to experience better conditions for fishing, swimming, kayaking, etc. The best part about this house is that it can still be thoroughly enjoyed even on a rainy day as this home was built to entertain! This custom contemporary home was built around flexibility, with 5 bedrooms, 5 1/2 baths, featuring large & open living, dining and kitchen area. Spacious outdoor covered patio/outdoor living area with private pool, private boat dock, all overlooking the famous "Moss Ranch" and scenic views of Packsaddle Mountain. The opportunities are endless! Developed by local & experienced builder, Klaer Custom Homes with over 50 LBJ waterfront homes completed and sold. Similar development projects on Lake LBJ by Klaer Custom Homes are very popular STR investments generating gross revenues of \$200,000+ per home annually ! Come and see 3180 River Oaks Today ! \*NOTE\* Some interior pictures were taken at the home next door for easier reference - house next door is further along and SOLD (similar selections, color schemes, and same quality will be present)



Built in 2023

Essential Information

|                  |                           |
|------------------|---------------------------|
| MLS® #           | 166091                    |
| Price            | \$3,299,950               |
| Bedrooms         | 5                         |
| Bathrooms        | 5.50                      |
| Full Baths       | 5                         |
| Half Baths       | 1                         |
| Square Footage   | 4,634                     |
| Acres            | 0.27                      |
| Year Built       | 2023                      |
| Type             | Residential               |
| Sub-Type         | Single Family Residence   |
| Style            | Contemporary              |
| Status           | Active                    |
| Has Pool         | Yes                       |
| Pool Description | Gunite, Heated, In Ground |

Water Feature/View

|                    |   |
|--------------------|---|
| View               | Hill Country, Lake, Panoramic, Lake LBJ |
| Is Waterfront      | Yes                                     |
| Water Body         | Lake LBJ                                |
| Waterfront Type    | Open Water                              |
| Waterfront Footage | 45                                      |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3180 River Oaks Drive |
| Subdivision | Lula Haywood          |
| City        | Kingsland             |
| County      | Llano                 |
| State       | TX                    |
| Zip Code    | 78639                 |

Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | None                               |
| Garages   | 2 Car Attached Garage, Front Entry |

Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Wet Bar, Breakfast Bar, Granite Counters, Pantry, Walk-In Closet(s)                     |
| Appliances        | Dishwasher, Disposal, Microwave, Gas Range, Refrigerator, Washer, Gas Water Heater, Cooktop, Wall Oven |
| Heating           | Central, Electric  |
| Cooling           | Central Air  |
| # of Stories      | 2  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Rain Gutters, Sprinkler System, Hot Tub |
| Roof              | Metal                                   |
| Construction      | Wood Siding, HardiPlank Type, Stone     |
| Foundation        | Slab                                    |

## School Information

|          |       |
|----------|-------|
| District | Llano |
|----------|-------|

## Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 26th, 2023 |
|-------------|----------------------|

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