

# \$995,000 - 1016 McCartney, Kingsland

MLS® #167523

**\$995,000**

3 Bedroom, 2.00 Bathroom, 2,608 sqft

Residential on 0.28 Acres

Lakewood Fr III, Kingsland, TX

Nestled on the tranquil banks of Lake LBJ, 1016 McCartney Drive presents a unique and enchanting waterfront that offers both serene privacy and boundless opportunity. This exceptional property, located on the Colorado Arm of Lake LBJ, is enveloped by Lakewood Forest Channel, creating a private oasis with an impressive 98 feet of lakefront within 300 feet from the main lake. A complete interior and exterior rehab embracing a perfect Texas Hill Country Farmhouse style has been completed. Featuring modern flooring, state-of-the-art appliances, sleek cabinets, elegant countertops, new fixtures, new windows, new & efficient HAV systems and more. Lakeside features a covered boat dock with party deck above, boat slips and jet ski lift. This property should be considered while looking for "family fun" lake space only or an investment opportunity (STR(s) are allowed) because the house next door is also available to purchase. Allowing for double accommodations and flexibility with a total of 421 ft of waterfront!

Built in 1985

## Essential Information

MLS® #	167523
Price	\$995,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	2,608
Acres	0.28
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Active

### **Water Feature/View**

View	Panoramic, Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Channel
Waterfront Footage	98

### **Community Information**

Address	1016 Mccartney
Subdivision	Lakewood Fr III
City	Kingsland
County	Llano
State	TX
Zip Code	78639

### **Amenities**

Amenities	Water
Garages	2 Car Attached Garage, Front Entry

### **Interior**

Interior Features	Granite Counters, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Double Oven, Dryer, Disposal, Microwave, Electric Range, Refrigerator, Washer, Washer Hookup, Electric Water Heater
Heating	Central, Electric
Cooling	Central Air, Ductless
# of Stories	2

### **Exterior**

Exterior Features	Rain Gutters, Sprinkler System, Hot Tub
Roof	Composition

Construction	Steel Frame, Wood Siding, HardiPlank Type
Foundation	Pier & Beam, Slab

**School Information**

District	Llano
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**Additional Information**

Date Listed	February 22nd, 2024
HOA Fees	25
HOA Fees Freq.	Annually

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