

# \$3,799,000 - 154 Riverfront Drive, Kingsland

MLS® #174061

**\$3,799,000**

7 Bedroom, 7.50 Bathroom, 4,503 sqft  
Residential on 0.20 Acres

2 Rivers Landing, Kingsland, TX

Land at the confluence of 2 rivers was considered sacred by the Native Americans who first settled this location 4 thousand years ago\*. At 154 RIVERFRONT DRIVE you can capture the magic while relaxing on your Lakeside veranda overlooking Lake LBJ and the storied & pristine "Moss Family Ranch". Convenient "close in" Kingsland location, 5 minutes to HEB, & within site of Lake LBJ's premier fun spots, WakePoint, Boat Town & Liberty Island. This is the 1st of 3 Luxury Villas nearing completion on RIVERFRONT DRIVE on LBJ. Inside 154 RIVERFRONT DRIVE there's enough room for the whole family and friends with over 4500 ft.² of living space featuring 7 bedrooms, (including bunk rooms) and 7 ½ baths. The Swimming Pool Level features a 2nd living area/ game room with big sliding doors that open to a covered porch and outdoor kitchen. There's over 3000 ft.² of outdoor living space, 2 covered patios, poolside patio, + a party deck atop your private boat dock on Lake LBJ. Special interior finishes include Cali Legends plank flooring, granite & quartzite countertops, schluter brushed nickel fixtures, Kitchen-aid Frigidaire, & LG appliances, Visual Comfort lighting throughout. Large, amenity filled homes on Lake LBJ are very successful short-term rentals, generating \$200,000 + annual revenue - spreadsheets available upon request. Enjoy it part time, rent it out part time. A Lake home that helps pay for itself !! \*Artifacts on public



display at Nightingale Archaeological Center\*

Built in 2025

**Essential Information**

MLS® #	174061
Price	\$3,799,000
Bedrooms	7
Bathrooms	7.50
Full Baths	7
Half Baths	1
Square Footage	4,503
Acres	0.20
Year Built	2025
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Custom
Status	Active
Has Pool	Yes
Pool Description	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	51

**Community Information**

Address	154 Riverfront Drive
Subdivision	2 Rivers Landing
City	Kingsland
County	Llano
State	TX
Zip Code	78639

**Amenities**

Amenities	Gated
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Garages	2 Car Attached Garage, Garage Door Opener, Front Entry
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### **Interior**

Interior Features	Wet Bar, Breakfast Bar, Granite Counters, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s), No Steps to Entry, High Ceilings
Appliances	Commercial Stove, Dishwasher, Dryer, Disposal, Ice Maker, Microwave, Electric Range, Built-In Refrigerator, Washer, Cooktop
Heating	Central, Electric
Cooling	Central Air
# of Stories	3

### **Exterior**

Exterior Features	Rain Gutters, Sprinkler System
Roof	Metal
Construction	Wood Siding, Stone, Stucco
Foundation	Slab

### **School Information**

District	Llano
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### **Additional Information**

Date Listed	June 27th, 2025
HOA Fees	150
HOA Fees Freq.	Monthly

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