

\$2,950,000 - 1880 Purple Sage, Kingsland

MLS® #174512

\$2,950,000

5 Bedroom, 5.00 Bathroom, 3,436 sqft
Residential on 0.89 Acres

Granite Cove, Kingsland, TX

Awesome Lake House on the beautiful shores of Lake LBJ. This exceptional 5-bedroom, 5-bathroom home, complete with all furnishings, offers 292 feet of the most stunning wide-open waterfront along the Colorado Arm. Perfect as a primary residence, weekend retreat, or lucrative short-term rental investment. Embrace endless lake activities—boating, wakeboarding, fishing, swimming, paddle boarding, and kayaking—right from your backdoor. The property features lush trees and a three-stall oversized concrete boathouse with a covered deck, ideal for entertaining or soaking in serene lake views. The open-concept living area showcases views thru a stunning wall of windows, while the luxurious oversized primary suite boasts lake views a spa-style bathroom and private patio, offering the perfect retreat. Three spacious guest suites and an additional upper-level large guest suite with private access and patio ensure comfort and privacy for family, friends, or paying guests. Located in the heart of Texas Hill Country in Kingsland, just an hour from Austin and 90 minutes from San Antonio, this home is surrounded by golf courses, charming restaurants, and abundant outdoor recreation. Whether you're seeking a vibrant lakeside escape or a turn-key investment opportunity with strong rental potential, this stunning waterfront property delivers it all. LIFE IS SHORT! // BUY THE LAKE HOUSE!



Built in 1992

Essential Information

MLS® #	174512
Price	\$2,950,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	3,436
Acres	0.89
Year Built	1992
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Active

Water Feature/View

View	Lake, Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Open Water
Waterfront Footage	292

Community Information

Address	1880 Purple Sage
Subdivision	Granite Cove
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Amenities	None
Garages	2 Car Attached Garage, 1 Car Detached Garage

Interior

Interior Features	Breakfast Bar, Granite Counters, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Washer Hookup, Electric Water Heater, Cooktop, Wall Oven

Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	One
# of Stories	1

Exterior

Exterior Features	Open Concrete Areas, Sprinkler System
Roof	Composition
Construction	Wood Siding, Stone
Foundation	Slab

School Information

District	Llano
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Additional Information

Date Listed	August 1st, 2025
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