

# \$1,399,000 - 108 Island Circle, Kingsland

MLS® #174920

**\$1,399,000**

3 Bedroom, 4.50 Bathroom, 2,104 sqft

Residential on 0.11 Acres

Clearwater Harbor, Kingsland, TX

**\*Price Drop\*\*** Welcome to 108 Island Circle, a charming 3-bedroom, 4-bathroom home nestled at Clearwater Harbor - located within the gated community of The Legends on Lake LBJ. The Clearwater Harbor development is loaded with amenities such as pickleball, basketball court, beach volleyball court, large private swimming pool and community center. Located in the heart of Kingsland, this home puts you right in the sweet spot of the Texas Hill Country & just a short stroll to the Tom Kite designed golf course at The Legends and the Clearwater Marina, making boat days and lake adventures practically inevitable. 108 Island Circle has its own private walkway with steps into Lake LBJ perfect for swimming & kayaking or enjoy fishing right from your backyard! The lake side covered patio has plenty of seating for large groups and features an outdoor kitchen/grilling area. This home has a great open floor plan with lake views from every room, beautifully appointed kitchen, and an elevator to each floor. The master bedroom has its own "sky deck" patio, high above and overlooks the coveted Colorado arm of Lake LBJ. This is the perfect blend of lakefront living and golf course luxury that'll make you wonder why you didn't move here sooner. STR rentals are allowed, perfect for the investor and/or homeowner. HOA dues include access to all amenities as well as lawn care, trash, and landscaping maintenance. The furnishings are negotiable. It's the perfect weekend retreat or a great maintenance free full-time residence



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Built in 2016

### Essential Information

MLS® #	174920
Price	\$1,399,000
Bedrooms	3
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,104
Acres	0.11
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Active
Has Pool	Yes
Pool Description	Community

### Water Feature/View

View	Hill Country, Lake, Panoramic, Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ
Waterfront Type	Cove
Waterfront Footage	42

### Community Information

Address	108 Island Circle
Subdivision	Clearwater Harbor
City	Kingsland
County	Burnet
State	TX
Zip Code	78639

### Amenities

Amenities	Clubhouse, Green Belt, Park, Marina, Pool, Security, Water, Gated
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Garages	2 Car Attached Garage, Front Entry
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### **Interior**

Interior Features	High Ceilings, Audio System, Wet Bar, Breakfast Bar, Cable Available, Elevator, Granite Counters, Pantry, Sink - Pedestal, Recessed Lighting
Appliances	Dishwasher, Dryer, Disposal, Ice Maker, Microwave, Electric Range, Refrigerator, Washer, Washer Hookup, Electric Water Heater, Cooktop
Heating	Central, Electric
Cooling	Central Air
# of Stories	3

### **Exterior**

Exterior Features	Rain Gutters, Open Concrete Areas
Roof	Metal
Construction	Wood Siding, HardiPlank Type
Foundation	Slab

### **School Information**

District	Burnet
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### **Additional Information**

Date Listed	September 1st, 2025
HOA Fees	175
HOA Fees Freq.	Monthly

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