

\$1,350,000 - 108 S Waterway, Kingsland

MLS® #1881110S

\$1,350,000

3 Bedroom, 2.00 Bathroom, 1,688 sqft

Residential on 0.24 Acres

Waterway, Kingsland, TX

What's your Lake LBJ move-wake surfing by 9am, hosting 20 friends on your extended dock by sunset, or walking straight from your outdoor bar into the water without ever leaving your property? This is Lake LBJ living without the usual compromises. No seasonal water fluctuations. No climbing down sketchy ladders. No wondering if your dock will be usable come summer. Just consistent, year-round access to some of the best water in the Highland Lakes-with an outdoor setup that turns every weekend into an event. The dock is where you'll live: This isn't a basic two-chair setup. Your extended dock comfortably seats 20+ guests across multiple zones-gathering around the fire pit, bellying up to the full bar, or sitting down for an actual meal at the spacious dining table. The outdoor kitchen is fully loaded: built-in grill, sink, refrigerator, and storage, all strategically lit for those long summer nights that turn into early mornings. And here's the move that changes everything: when the Texas heat kicks in, you don't trek back to the house. You simply step off the bar platform directly into the lake, grab your lily pad, and you're floating-cocktail optional but recommended. Inside, the split-level design just works: The main level handles the practical side of lake life-family gathering space, full bathroom, guest bedroom, and laundry facilities positioned where they make sense. No hauling wet towels and lake gear up multiple flights. Head upstairs and the view takes over. Open-concept living with



wall-to-wall windows and sliding glass doors that frame panoramic lake vistas. The kitchen flows seamlessly into dining-designed for the kind of casual entertaining that defines lake culture. Two additional bedrooms and a full bath complete the upper level, with every room oriented to capture those water views. The covered patios deserve their own mention: Expansive outdoor living space on multiple levels. The upstairs patio features retractable electric shades-because sometimes you want the morning sun with your coffee, and sometimes you want shade with your afternoon beverage. These are the spaces where you'll realize indoor square footage matters less when your outdoor living is this dialed in. Location puts you in the center of it all: Quick boat ride to the legendary LBJ sandbar where the lake community gathers. Wake Point is minutes away for waterfront dining and fuel. You're positioned in the sweet spot-peaceful enough for morning tranquility, close enough to the action when you want it. This property isn't about checking the "lakefront" box on your search criteria. This is about waking up every Saturday feeling like you're already on vacation, hosting the gatherings your friends talk about all week, and finally understanding why people become obsessed with Lake LBJ.

Built in 1991

Essential Information

MLS® #	1881110S
Price	\$1,350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,688
Acres	0.24
Year Built	1991

Type	Residential
Sub-Type	Single Family Detached
Style	Two Story
Status	Active
Pool Description	None

Water Feature/View

Is Waterfront	Yes
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Community Information

Address	108 S Waterway
Area	3100
Subdivision	Waterway
City	Kingsland
County	Burnet
State	TX
Zip Code	78639

Amenities

Amenities	Waterfront Access, Boat Ramp
Parking	One Car Garage
# of Garages	1

Interior

Interior	Two Living Area, Liv/Din Combo, Utility Room Inside, High Ceilings, High Speed Internet, Laundry Main Level, Cable TV Available
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Built-In Oven, Microwave Oven, Stove/Range, Dishwasher, City Garbage service, Dryer, Electric Water Heater, Refrigerator, Washer
Heating	Central
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	2
Stories	2

Exterior

Exterior	Stone/Rock, Wood
Exterior Features	Covered Patio, Bar-B-Que Pit/Grill, Gas Grill, Sprinkler System, Outdoor Kitchen, Deck/Balcony, Dock, Has Gutters, Water Front Improved, Wrought Iron Fence

Lot Description	Water View, Improved Water Front, Lakefront, Water Access, On Waterfront
Roof	Metal
Construction	Pre-Owned
Foundation	Slab

School Information

District	CALL DISTRICT
Elementary	Call District
Middle	Call District
High	Call District

Additional Information

Date Listed	July 3rd, 2025
Days on Market	92
HOA Fees	500
HOA Fees Freq.	Annually