

\$1,460,000 - 2270 Fred Woods Dr, Kingsland

MLS® #2274708

\$1,460,000

4 Bedroom, 3.00 Bathroom, 1,972 sqft

Residential on 0.17 Acres

Point Breeze, Kingsland, TX

Discover your dream lakefront retreat on the premier stretch of the Colorado Arm of Lake LBJ! This updated 4-bedroom, 3-bathroom home is perfect for year-round enjoyment. The cozy living room features a stone fireplace and vaulted ceilings. The modern kitchen, with top-of-the-line KitchenAid appliances, opens to a dining area with stunning lake views.

The spacious master suite on the main floor has a luxurious en-suite bath with a walk-in shower. An additional bedroom and bath on the main level ensure guest comfort, while two more bedrooms upstairs share an updated full bath.

Large picture windows showcase serene south east views of the shaded backyard and Lake LBJ. Enjoy mornings in the sunroom or relax in the afternoons on the low maintenance TREX decking leading to a two-stall double-decker boat dock with a rooftop deck and bar.

Perfect for a short-term rental, full-time residence, or private weekend retreat, this home offers excellent income potential. Furnishings are negotiable for a turnkey experience. Don't miss this incredible opportunity on Lake LBJ!

Built in 1988

Essential Information



MLS® #	2274708
Price	\$1,460,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,972
Acres	0.17
Year Built	1988
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Lake,Rural,TreesWoods,Water,Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ

Community Information

Address	2270 Fred Woods Dr
Area	LL
Subdivision	Point Breeze
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Above Ground Utilities, Electricity Connected, Sewer Connected, Underground Utilities, Natural Gas Not Available
Features	Common Grounds/Area
Parking	Attached, Driveway, Garage Faces Front, Garage
# of Garages	2

Interior

Interior	Carpet, Tile
Appliances	Dishwasher, Electric Water Heater, Microwave, Refrigerator, Washer, Electric Range
Heating	Central, Electric
# of Fireplaces	1

Fireplaces	Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Private Entrance, Private Yard, Boat Lift, Dock
Lot Description	Back Yard, Front Yard, Landscaped, Moderate Trees, Few Trees
Roof	Composition
Construction	Frame, Glass, Stone Veneer, Stucco
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

Additional Information

Date Listed	June 11th, 2025
Days on Website	123
Days on Market	111
HOA Fees	100
HOA Fees Freq.	Annually

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