\$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

4

Bedrooms

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, Trees Woods, 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 Two

Exterior

Stories

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 143
Days on Market 111
HOA Fees 100

HOA Fees Freq. Annually

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