

\$699,000 - 4044 County Road 104, Llano

MLS® #3942037

\$699,000

1 Bedroom, 2.00 Bathroom, 1,270 sqft
Residential on 4.64 Acres

N/A, Llano, TX

Significant reduction – this is the seller’s final price, and no further negotiations will be considered. A brand-new HVAC system is being installed, offering immediate comfort and long-term efficiency. Rustic charm, riverfront bliss, and Hill Country serenity come together on over 4.5 acres along the scenic Llano River, where this thoughtfully renovated cottage blends historic character with modern updates. The kitchen features smart storage and ample space for entertaining, while the outdoors offers over 300 feet of private riverfront perfect for swimming, fishing, and kayaking. Native vegetation, breathtaking views, and peaceful surroundings create an ideal setting for a personal retreat or short-term rental. Unwind in the outdoor shower, relax by the fire pit under the stars, and store your gear in the spacious shed and covered carport. With all furnishings conveying, and just a short drive to Fredericksburg’s wine country, this unique property offers the perfect mix of lifestyle, location, and opportunity. *All items to convey*



Built in 1989

Essential Information

MLS® #	3942037
Price	\$699,000
Bedrooms	1
Bathrooms	2.00

Full Baths	1
Half Baths	1
Square Footage	1,270
Acres	4.64
Year Built	1989
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Hills,Panoramic,Rural,River,TreesWoods,Llano River
Is Waterfront	Yes

Community Information

Address	4044 County Road 104
Area	LL
Subdivision	N/A
City	Llano
County	Llano
State	TX
Zip Code	78643

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	None
Parking	Carport

Interior

Interior	Concrete
Appliances	Dryer, Washer/Dryer Stacked, Dishwasher, Electric Water Heater, Disposal, Range, Refrigerator, Washer, Water Softener
Heating	Central, Electric, Wood Stove
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	1
Stories	One

Exterior

Exterior Features	Balcony
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Lot Description	Gentle Sloping, Native Plants, Private, Views, Many Trees
Roof	Metal
Construction	Wood Siding
Foundation	Slab

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano

Additional Information

Date Listed	May 8th, 2025
Days on Website	192
Days on Market	108

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