

# \$3,100,444 - 100 S Waterway Dr, Kingsland

MLS® #5633203

**\$3,100,444**

7 Bedroom, 6.00 Bathroom, 4,140 sqft

Residential on 0.01 Acres

Waterway, Kingsland, TX

Breathtaking views for miles with this extraordinary waterfront property! stunning home, accompanied by a charming guest house, sits securely on a gated lot and offers the ultimate lakeside living experience. The main house has 5 spacious bedrooms and 4.5 baths, and the guest house has 2 additional bedrooms and 1 bath, perfect for hosting family or friends. Step into the exquisite upper-level kitchen, complete with top-of-the-line stainless steel appliances, granite countertops, and large island that comfortably seats 6 or more. An oversized picture window frames views of the lake and the Texas Hill Country, enhancing the inviting atmosphere of the open-concept kitchen, family room, and dining area. The living room exudes warmth with a cozy gas fireplace, soaring ceilings, and large double sliding doors that create a seamless transition to the covered patio, ideal for entertaining or relaxing. Retreat to the serene primary bedroom, which boasts a private balcony offering panoramic vistas. The adjoining primary bath is a spa-like oasis featuring double vanities, a generous walk-in closet, a separate shower, and a jetted tub with stunning views to unwind after a long day. On the upper level, you'll also find a guest bedroom with an ensuite bath along with a convenient hall guest bath. The lower level of the main house offers 3 more bedrooms, 2 baths, and a game room that leads directly to the lakefront. The guest house provides a



delightful 2-bedroom layout divided by a spacious living room complete with a coffee bar, perfect for leisurely mornings. Embrace outdoor living at its finest! This property boasts over 150 feet of prime waterfront, featuring 2 boat lifts and a jet ski lift, along with multiple patios and decks that showcase mesmerizing views of the lake. To make it even more enticing, you'll discover a putting green and an exhilarating water slide, making this the ultimate lake house retreat. This exceptional home comes fully furnished and has an elevator!

Built in 1991

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 5633203                 |
| Price          | \$3,100,444             |
| Bedrooms       | 7                       |
| Bathrooms      | 6.00                    |
| Full Baths     | 5                       |
| Half Baths     | 1                       |
| Square Footage | 4,140                   |
| Acres          | 0.01                    |
| Year Built     | 1991                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

**Water Feature/View**

|               |                                     |
|---------------|-------------------------------------|
| View          | Hills,Lake,Panoramic,River,Lake LBJ |
| Is Waterfront | Yes                                 |
| Water Body    | Lake LBJ                            |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 100 S Waterway Dr |
| Area        | BU                |
| Subdivision | Waterway          |
| City        | Kingsland         |

|          |        |
|----------|--------|
| County   | Burnet |
| State    | TX     |
| Zip Code | 78639  |

### **Amenities**

|              |                                                 |
|--------------|-------------------------------------------------|
| Utilities    | Electricity Available, Propane, Water Connected |
| Features     | Lake                                            |
| Parking      | Door-Single, Garage, Gated, Garage Faces Side   |
| # of Garages | 1                                               |

### **Interior**

|                 |                                                                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior        | Tile, Vinyl, Wood                                                                                                                              |
| Appliances      | Bar Fridge, Built-In Oven, Dishwasher, Disposal, Ice Maker, Microwave, Propane Cooktop, Refrigerator, Tankless Water Heater, Wine Refrigerator |
| Heating         | Central                                                                                                                                        |
| # of Fireplaces | 1                                                                                                                                              |
| Fireplaces      | Family Room                                                                                                                                    |
| # of Stories    | 2                                                                                                                                              |
| Stories         | Two                                                                                                                                            |

### **Exterior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Boat Lift, Balcony, Exterior Steps, Private Entrance, Private Yard, Rain Gutters, See Remarks, Boat Slip |
| Lot Description   | Front Yard, Sprinklers Automatic, Views                                                                  |
| Roof              | Metal                                                                                                    |
| Construction      | Frame, Stone                                                                                             |
| Foundation        | Slab                                                                                                     |

### **School Information**

|            |                  |
|------------|------------------|
| District   | Marble Falls ISD |
| Elementary | Colt             |
| Middle     | Marble Falls     |
| High       | Marble Falls     |

### **Additional Information**

|                 |                      |
|-----------------|----------------------|
| Date Listed     | September 21st, 2025 |
| Days on Website | 33                   |
| Days on Market  | 7                    |
| HOA Fees        | 472                  |

## HOA Fees Freq.     Annually

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