

# \$2,300,000 - 1004 Circle Dr, Kingsland

MLS® #5980491

**\$2,300,000**

4 Bedroom, 4.00 Bathroom, 2,564 sqft

Residential on 0.87 Acres

G J Harwell Surv #712 Abs # 41, Kingsland, TX

The right way to invest in Texas! Incredible waterfront tract on one of the most untouched and primitive stretches of Lake LBJ! Approx 106 feet of priceless frontage on "The Transition" which is in between the main body of the lake and the convergence of the two rivers. Located directly adjacent to the LCRA Nightengale Archeological Center where over 100,000 artifacts have been uncovered dating back between 6,500 and 10,000 years. This fully gated compound is designed for lakefront living with 3 separate casitas, all updated to create a one of a kind experience on the shores of Lake LBJ. The main casita is a 2 bedroom, 2 full bath with kitchen and living room. Casita #2 is an oversized master suite with kitchenette and luxurious bathroom. Down closer to the water you will find Casita #3 which is a large 1 bedroom, 1 bath hotel-like room also with kitchenette. These casitas were built on the outer perimeter of the property leaving room for an additional home or living space(s) to be built in the center. This property features a two story boat dock with 2 boat slips and rooftop deck offering some of the finest waterfront views you will find on the lake, staring directly at raw, undeveloped land for miles. Here you will also experience some of the BEST views of Packsaddle Mountain, home of the last Cowboy and Indian fight in Texas. The large undeveloped ranch land that surrounds this property is home to abundant wildlife providing for an ideal spot for bird



watchers and nature lovers to appreciate God's country. This property is one of the oldest platted lots on Lake LBJ and is free of restrictions. There is a private water well on site and the property is connected to KMUD sewer system offering ample capacity for further or re-development. If you like history, nature and prime real estate this is very rare and unique package will surely grab, and hold your attention. Come experience one of the coolest properties in the Texas Hill Country.

Built in 2010

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 5980491                 |
| Price          | \$2,300,000             |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 2,564                   |
| Acres          | 0.87                    |
| Year Built     | 2010                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Active                  |

### **Water Feature/View**

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

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 1004 Circle Dr                 |
| Area        | BU                             |
| Subdivision | G J Harwell Surv #712 Abs # 41 |
| City        | Kingsland                      |
| County      | Burnet                         |
| State       | TX                             |
| Zip Code    | 78639                          |

## Amenities

|           |                                                         |
|-----------|---------------------------------------------------------|
| Utilities | Electricity Available, Sewer Available, Water Available |
| Features  | See Remarks                                             |
| Parking   | Driveway, Outside                                       |

## Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Interior     | Carpet, Tile                                                                         |
| Appliances   | Dryer, Exhaust Fan, Electric Range, Disposal, Microwave, Range, Refrigerator, Washer |
| Heating      | Central                                                                              |
| # of Stories | 1                                                                                    |
| Stories      | One                                                                                  |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Dock, Private Entrance, Rain Gutters, Boat Lift |
| Lot Description   | Landscaped, Sprinklers In Ground                |
| Roof              | Metal                                           |
| Construction      | HardiPlank Type, Stucco                         |
| Foundation        | Slab                                            |

## School Information

|            |                  |
|------------|------------------|
| District   | Marble Falls ISD |
| Elementary | Highland Lake    |
| Middle     | Marble Falls     |
| High       | Marble Falls     |

## Additional Information

|                 |                   |
|-----------------|-------------------|
| Date Listed     | August 16th, 2025 |
| Days on Website | 73                |
| Days on Market  | 1                 |

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