

\$1,490,000 - 1809 Aztec Trl, Kingsland

MLS® #6427708

\$1,490,000

3 Bedroom, 3.00 Bathroom, 2,290 sqft

Residential on 0.32 Acres

Lakeside Heights, Kingsland, TX

Discover a rare find on the Colorado Arm of Lake LBJ at 1809 Aztec Trail. This east-facing waterfront property checks every box: deep, open water, a roomy lakeside yard, and a two-slip concrete and steel boat dock (built in 2021) with an upper deck. With 2,290 sf, 3 bedrooms and 2.5 baths, the home is designed for effortless lake living. The covered back deck is cozy and inviting, the shaded yard has a gentle slope perfect for yard games, and there's plenty of room to add a pool if you want to take it next level. Water depth is approximately 20', giving you the crisp, cool, jump-off-the-dock experience that everyone wants on LBJ. It's being offered mostly furnished, so you can arrive, drop your bags, and head straight to the water. Between the solid dock, the deep water, and the turn-key setup, this one is ready for summer weekends, family gatherings, or a full-time lake lifestyle. This is a prime opportunity to own deep, open water on one of the most sought-after stretches of Lake LBJ!

Built in 1986

Essential Information

MLS® #	6427708
Price	\$1,490,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	2,290
Acres	0.32
Year Built	1986
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Lake,Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ

Community Information

Address	1809 Aztec Trl
Area	LL
Subdivision	Lakeside Heights
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Dog Park, Lake, Park, Clubhouse
Parking	Attached Carport, Circular Driveway

Interior

Interior	Tile, Vinyl
Appliances	Dryer, Dishwasher, Disposal, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer, Electric Range
Heating	Central, Space Heater
# of Fireplaces	1
Fireplaces	Gas Log
# of Stories	1
Stories	One

Exterior

Exterior Features	Exterior Steps, Boat Lift, Dock
-------------------	---------------------------------

Lot Description	Sprinklers Automatic, Trees Medium Size, Gentle Sloping, Views
Roof	Composition
Construction	Brick
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

Additional Information

Date Listed	November 7th, 2025
Days on Website	1
Days on Market	1
HOA Fees	70
HOA Fees Freq.	Annually

Property Listed by: Fokus WaterfrontThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from November 16th, 2025 at 1:33pm CST. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.