

\$2,700,000 - 2240 Fred Woods Dr, Kingsland

MLS® #6796658

\$2,700,000

3 Bedroom, 3.00 Bathroom, 4,106 sqft

Residential on 0.50 Acres

Point Breeze, Kingsland, TX

Experience lake living at its best in this exceptional waterfront home situated on a peninsula with dual boat docks—one with boat and jet ski slips and another designed for entertaining while enjoying sunset views—this property is perfect for both relaxation and recreation. Outdoor amenities include a hot tub, tree swing for lake jumps, outdoor shower, firepit, and multiple covered patio & sitting areas. A gated entry leads to the home's grand black iron and glass double doors opening to an impressive entryway. The interior offers a spacious living area with built-ins, wet bar, and double-sided fireplace, plus two dining areas and a custom wine room with built-in cabinets and wine racks. The gourmet kitchen features glass cabinets, granite countertops, a large island and extensive breakfast bar. The master suite includes a sitting area with wood burning fireplace, a newly remodeled bath and a large walk in closet. Bonus access to covered patio to enjoy sunsets with a cocktail. Downstairs includes a game room with bar, second living area, bedroom and full bath, plus a tool or craft room.

Additional highlights include an elevator, RV storage in garage, and a dock storage room for lake toys! This home blends luxury, functionality, and lakefront charm—perfect for entertaining or peaceful waterfront living.

Built in 1996



Essential Information

MLS® #	6796658
Price	\$2,700,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	4,106
Acres	0.50
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

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

Community Information

Address	2240 Fred Woods Dr
Area	LL
Subdivision	Point Breeze
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Available, Propane, Phone Connected
Features	Lake, Sidewalks
Parking	Attached
# of Garages	3

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Gas Range, Double Oven, Dishwasher, Disposal, Microwave
Heating	Central, Electric
# of Fireplaces	2
Fireplaces	Family Room, Primary Bedroom

# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Dock, Exterior Steps, Private Entrance, Private Yard, RV Hookup
Lot Description	Sprinklers Automatic, Sprinklers In Ground
Roof	Metal
Construction	Brick Veneer
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

Additional Information

Date Listed	October 15th, 2025
Days on Website	35
Days on Market	14
HOA Fees	200
HOA Fees Freq.	Annually

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