

# \$1,150,000 - 108 Riverside Dr, Kingsland

MLS® #9697319

**\$1,150,000**

3 Bedroom, 2.00 Bathroom, 2,160 sqft  
Residential on 0.22 Acres

Lakewood Forest Unit Iii, Kingsland, TX

OPEN WATER UPPER COLORADO ARM OF LAKE LBJ! This 3/2 house in Lakewood Forest III neighborhood features a family room with a fireplace plus a large recreational room with windows overlooking an open water view making it IDEAL for LAKE LIFE entertaining! The shaded grassy backyard leads downward to a dock with 2 covered boat lifts, storage and an upper party deck. Make this place a SHOW STOPPER residence, weekend lakehouse or SHORT TERM RENTAL, lots of potential! Located on the Upper Colorado Arm of Lake LBJ with an East facing water orientation to take in the Hill Country sunrises. By vehicle, approximately a 20 minute drive to Marble Falls, 1hr 20 minute drive to Austin, by boat, minutes from fun on Lake LBJ! Square footage & lot size data source: Llano CAD-Buyer to verify.

Built in 1970

## Essential Information

MLS® #	9697319
Price	\$1,150,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,160
Acres	0.22
Year Built	1970



Type	Residential
Sub-Type	Single Family Residence
Status	Active

### **Water Feature/View**

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

### **Community Information**

Address	108 Riverside Dr
Area	LL
Subdivision	Lakewood Forest Unit Iii
City	Kingsland
County	Llano
State	TX
Zip Code	78639

### **Amenities**

Utilities	Electricity Connected, Sewer Connected, Water Connected
Features	Lake, Park
Parking	Attached Carport

### **Interior**

Interior	Carpet, Laminate
Appliances	Built-In Oven, Cooktop, Dishwasher, Range Hood
Heating	Central
# of Fireplaces	1
Fireplaces	Living Room, Stone
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Boat Lift, Dock
Lot Description	Sloped Down, Gentle Sloping, Views
Roof	Composition
Construction	Masonry
Foundation	Slab

### **School Information**

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

### **Additional Information**

Date Listed	April 10th, 2025
Days on Website	159
Days on Market	169
HOA Fees	100
HOA Fees Freq.	Annually

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