

\$2,495,000 - 306 Bridgepoint Dr. , Kingsland

MLS® #00306

\$2,495,000

5 Bedroom, 6 Bathroom, 3,780 sqft

Residential on 0.41 Acres

Bridgepoint, Kingsland, Texas

Meticulous is the only word to describe this waterfront property nestled on the shores of Lake LBJ. This exquisite home offers an array of desirable features that cater to both outdoor and indoor living, ensuring a luxurious and comfortable lifestyle. As you approach the property, you'll be captivated by its 49 feet of Lake LBJ Cove water frontage, providing breathtaking views and direct access to the tranquil waters. A boat house awaits, equipped with two electric boat lifts and an attached storage area for all your lake toys. The boat house also features lighting for added convenience. Above the boat house, you'll find an oversized open-air entertainment deck, perfect for hosting gatherings or simply enjoying the picturesque surroundings.

Additional watercraft can be accommodated with two jet ski lifts. WATER DID NOT PEENTRATE THE DWELLING DURING THE 2018 FLOOD! For car enthusiasts, the oversized 2-car garage is a dream, featuring a built-in storage closet and aluminum wood faux doors. Outdoor entertainment is elevated with the presence of a well-appointed kitchen. The outdoor kitchen boasts a propane grill, granite countertops, bar seating, a sink, and ample under counter storage and drawers, ensuring a seamless culinary experience while enjoying the great outdoors. Retreat to the covered back patio, which faces the lake, and revel in the ambiance created by the wired sound system, recessed lights, and three ceiling fans. The living room serves as a grand



gathering space, with vaulted beamed ceilings and a wood-burning masonry fireplace with a stone mantle adding a touch of rustic charm. An impressive built-in entertainment system, complete with cabinetry storage and shelving, offers convenience and elegance. Sliding glass doors lead to the back patio, seamlessly connecting indoor and outdoor living. The owner's suite, conveniently located on the main level, is a serene retreat boasting lake views, a ceiling fan, and a walk-in closet with hanging racks and shelving. The en-suite bathroom features a dual vanity, a jetted soaker tub, and a walk-in shower with grab bars for added safety. The kitchen is a chef's delight, featuring custom cabinetry with soft-close drawers and upper & lower cabinet lighting, complemented by granite countertops. The kitchen is equipped with matching Kitchen Aid built-in appliances, including a 5-burner gas cooktop with a pot filler, a microwave, dual ovens, and dual dishwashers. A sizable center island with chisel edge detailing and bar seating offers a gathering place for family and friends. The island also includes an undercounter wine fridge, a vegetable sink, shelving, and additional cabinetry. A large walk-in pantry with granite countertops, space for a refrigerator, and ample shelving and cabinetry ensures efficient storage. Comfortably accommodate guests within the main level suite that features an attached En Suite and amazing Lake views! Completing the main level is the laundry room, featuring granite countertops, a sink, and cabinetry storage providing a functional and organized space. Entertainment options abound with a media room, featuring a built-in media entertainment system, ceiling speakers, and dual large walk-in closets providing ample storage. Upstairs you also have two secondary bedrooms that each come with a ceiling fan and a walk-in closet with shelving and hanging racks. They share a Jack and Jill bathroom

with a dual vanity and a shower/tub combo. The remaining bedrooms has stunning lake views, a ceiling fan, an en-suite bathroom with a dual vanity and walk-in shower, and a walk-in closet with shelving and hanging racks. Don't miss the opportunity to own this exceptional waterfront property that offers a seamless blend of luxury, comfort, and unparalleled access to the stunning Lake LBJ.

Built in 2012

Essential Information

MLS® #	00306
Price	\$2,495,000
Bedrooms	5
Bathrooms	6
Square Footage	3780
Acres	0.41
Year Built	2012
Type	Residential
Status	Sold

Community Information

Address	306 Bridgepoint Dr.
Subdivision	Bridgepoint
City	Kingsland
State	Texas
Zip Code	78639

Amenities

Features	Dishwasher, Family Room, Fenced Yard, Fireplace, Hardwood Floors, Living Room, Microwave, Lakefront, Waterfront
# of Garages	2
Waterfront Type	Cove
Waterfront Footage	49
Water Feature/View	Lake LBJ

Interior

Stories	2
---------	---

Exterior

Lot Description 0.41

School Information

District	Llano ISD
Elementary	Packsaddle Elementary
Middle	Llano Junior High
High	Llano High School

Additional Information

Short Term Rental Allowed no