



LAKE LBJ OPEN WATER · 140 FEET OF FRONTAGE · KINGSLAND, TEXAS

3120 River Oaks Drive

KINGSLAND, TX 78639 · LLANO COUNTY · MLS 179228

\$3,650,000

OFFERED FURNISHED

140 FT

WATERFRONT

6 / 6

BED / BATH

4,702

SF MAIN HOME

1.00

ACRE

2

RESIDENCES

1975

YEAR BUILT

THE PROPERTY

A rare open water setting on Lake LBJ. This expansive single level waterfront home sits on nearly an acre with approximately 140 feet of frontage, a footprint almost impossible to find on the lake today. Six bedrooms including a bunk room, six full baths, and separate guest quarters suit large families, groups, and short term rental use. Open concept living flows onto a covered patio above the negative edge pool, with a built in Coyote grill, sink, and refrigerator. Mature bald cypress frame views toward Packsaddle Mountain. At the water, a double boat dock with a spacious upper patio anchors the shoreline and a second dock adds room for guests.

- Negative edge pool with panoramic Hill Country and open water views
- Three stall boat dock with electric, deck over boat house, and retaining wall
- Great room, game room, bonus room, and main level primary suite
- Metal roof, Hardi panel exterior, sprinkler system, two car carport
- Furnishings and decor convey, no HOA, short term rental permitted

PROPERTY DETAIL

Price per SF	\$776.27
Lot Size	1.00 AC / 41,493 SF
Lot Dimensions	140 x 292
Water Frontage	Open water, 140 ft
Stories	One
Style	Craftsman / Ranch
Construction	Wood, Hardi panel
Roof / Foundation	Metal / Slab
HVAC	Central / Electric
Water / Sewer	City / MUD
Subdivision	Lula Haywood
School District	Llano ISD
Tax ID / Rate	011093 / 1.21
HOA	None
Terms	Cash, Conventional

INVESTMENT SUMMARY

Operated as a short term rental and generating approximately **\$129,000 in gross rental revenue in 2025**. Furnishings and decor convey with acceptable offer unless otherwise negotiated, delivering a turnkey lodging asset with an established booking history, no HOA restrictions, and a 4,702 SF main residence plus separate guest house on one acre of open water.



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