

\$450,000 - 107 Nicole Street, Kingsland

MLS® #157139

\$450,000

3 Bedroom, 2.00 Bathroom, 1,640 sqft
Residential on 0.20 Acres

Chaparral Est, Kingsland, TX

Fantastic off-water lake house with deeded boat slip on the Llano Arm of Lake LBJ. Located between Boat Town and Wakepoint, this 3 bedroom, 2 bath home comes with an additional lot behind the home that protects the tremendous Lookout Mountain view off of the back deck. The home is within the tight-knit subdivision of Chaparral Estates, which features a superb waterfront common area for property owners with 155ft of open waterfront. The home itself and the extra lot are located completely out of the floodplain and this is one of a few in Chaparral Estates that was constructed with steel framing and stucco, making for low maintenance. The huge "Trex" deck has plenty of room for all of your guest and is shaded by a large oak tree. On the extra lot, there is a large storage building where you can keep your lawn equipment or lake toys. The boat slip is an easy walk down a concrete sidewalk to the lakeside. The docks were completely rebuilt in 2019; at that time, the HOA added an additional common area deck on top of the boat slips, which has vast view of the intersection of the Llano and Colorado arms of Lake LBJ. Home can be purchased fully furnished for an additional \$10k. This is a great opportunity to get on Lake LBJ without the high waterfront taxes!

Built in 1985

Essential Information



MLS® #	157139
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,640
Acres	0.20
Year Built	1985
Type	Residential
Sub-Type	Single Family/Site Built
Status	Pending-Taking Backups

Community Information

Address	107 Nicole Street
Area	Kingsland Area
Subdivision	Chaparral Est
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Amenities	Homeowner Park, Water Access, Other/See Remarks
Garages	2 Car Carport
View	Hill Country

Interior

Interior Features	Breakfast Bar
Heating	Central
Cooling	Central
Stories	1 Story

Exterior

Exterior	Stone, Stucco Masonry
Exterior Features	Covered Deck
Roof	Metal
Construction	Steel
Foundation	Slab

School Information

District Llano

Additional Information

Date Listed August 6th, 2021
Days on Market 35
HOA Fees 475

Listing Details

Listing Agent Andy Virdell
Listing Office Landmasters Highland Lakes

The information being provided by the Highland Lakes Association of REALTORS, Inc. is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.