

# \$929,500 - 5309 Pair Street, Kingsland

MLS® #157359

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## \$929,500

3 Bedroom, 2.00 Bathroom, 1,482 sqft  
Residential on 0.15 Acres

Lakewood Fr III, Kingsland, TX

Beautiful Waterfront Home located on the sought after Upper Colorado Arm of Lake LBJ is offered fully furnished with a few exceptions. Situated in a serene setting surrounded by large trees just off of open water, this updated beauty is a must see! This home offers an open concept living / dining area with vaulted ceilings featuring large windows that bring the beautiful outdoor views of the lake inside. The large center island in this updated kitchen is where friends and family will gather to laugh, tell stories and make memories. Outside, you will enjoy the stunning open water views from the back porch as well as the hill country views from the large, recently renovated front porch. Bring your water toys because just off the back porch is the boat dock with a covered boat slip and dual jet ski ramps. The lake pump keeps your yard green and your water bills low! A private neighborhood boat ramp is available for your use as well as storage lots should you decide to trailer your boat. Looking for a great real estate investment? This home is currently in the short term rental pool with a strong rental revenue history. The open, lower level of the home is currently used as a game room and fire pit area but it is out of the flood plain and could be finished out to offer additional living space to achieve even greater rental revenue and equity. This house did not flood in 2018. This one won't last long. Make your lake house dream a reality today! Lake Life Made Easy!!!



Built in 2006

## Essential Information

MLS® #	157359
Price	\$929,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,482
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Single Family/Site Built
Style	Custom
Status	Active

## Community Information

Address	5309 Pair Street
Area	Kingsland Area
Subdivision	Lakewood Fr III
City	Kingsland
County	Llano
State	TX
Zip Code	78639

## Amenities

Amenities	Homeowner Park, Water Access
Garages	3+ Car Carport
View	Hill Country, Lake, Panoramic
Is Waterfront	Yes
Waterfront	Cove

## Interior

Interior Features	Breakfast Bar, Pantry, Split Bedroom Plan, Cable TV Wiring, Solid Surface Counter Top, Vaulted Ceilings, Walk In Closet(s)
Heating	Electric
Cooling	Central
Stories	2 Story

## Exterior

Exterior	Hardi-Panel
Exterior Features	Covered Deck, Covered Porch/Patio, Open Patio, Sprinkler System, Court Yard Areas, Open Concrete Areas, Balcony
Lot Description	Wooded Land
Roof	Metal
Construction	Wood
Foundation	Slab, Pier/Beam

### **School Information**

District	Llano
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### **Additional Information**

Date Listed	August 25th, 2021
Days on Market	16
HOA Fees	100

### **Listing Details**

Listing Agent	Lydia Miller
Listing Office	Cain & Company Real Estate

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