

\$2,490,000 - 2016 Williams Lakeshore, Kingsland

MLS® #1259617

\$2,490,000

4 Bedroom, 3.00 Bathroom, 2,650 sqft
Residential on 0.54 Acres

Shirley Williams, Kingsland, TX

Enjoy the "Lake Life" in this impressive contemporary 2020 built home having approx. 190' of open waterfront on the upper Colorado with 2 boat stalls with electric lifts. A benefit to this waterfront property is the cutout from the main water that allows you a place to simply hang and play in an approx. 4' deep area just off the dock. Also, another structure may be added from the small peninsula out into the open water if desired. From inside the house, admire the lake from the large picture windows that accentuate the bright open floor plan of this remarkable home. The well-thought-out chef's kitchen with special custom granite countertops and backsplash contains commercial appliances, extra-long sink with 2 faucets, a pot filler above the stove and an ice maker for your convenience. Chill or entertain from morning to night on the expansive outdoor covered patio with outdoor kitchen having a built-in griddle and grill. After all the day's fun, retreat upstairs to the master suite and relax in its unique bathroom possessing a beautiful lake view through the incredibly large plate glass window that sits behind the 71-inch freestanding soaking tub, or the perfect massage from a Kohler shower system with 8 shower heads. Have morning coffee or a nightcap on the master suite's private balcony to begin or end your day. All baths have floating vanities and marble floors adding modern elegance. One bedroom and a separate full bath are downstairs with 2 additional bedrooms, one full bath, laundry



room with washer/dryer included, and the master suite upstairs. Don't miss out on this perfect lake experience opportunity.
Furnishings & TVs negotiable, art isn't See it today!

Built in 2020

Essential Information

MLS® #	1259617
Price	\$2,490,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,650
Acres	0.54
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	2016 Williams Lakeshore
Subdivision	Shirley Williams
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Propane
Features	Airport/Runway
Parking	Additional Parking, Concrete, Driveway
View	Lake
Is Waterfront	Yes
Waterfront	Lake Front, Waterfront, Boat Ramp/Lift Access

Interior

Interior	Carpet, Marble, Wood
Appliances	Built-In Refrigerator, Dryer, Dishwasher, Disposal, Gas Range, Ice Maker, Microwave, Stainless Steel Appliance(s), Washer
Heating	Central, Propane
# of Stories	2
Stories	Two

Exterior

Exterior Features	Boat Lift, Balcony, Boat Slip, Dock, Exterior Steps, Gas Grill, Outdoor Grill, Private Yard
Lot Description	Back Yard, Few Trees, Views
Roof	Composition
Construction	Stone
Foundation	Slab

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano

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