LLANO RIVER • LAKE LBJ • KINGSLAND, TEXAS

Legacy Lake LBJ Family Compound

Offered at **$2,900,000** | **5.02 Total Acres** | **225' Constant-Level Waterfront**

Llano CAD PIDs: 13446, 34726 & 66381 • Kingsland Estates POA (Short-Term Rentals Allowed) • Kingsland Water & MUD Sewer

5.02 Acres	225 Feet	33 Live Oaks	2,400 Sq Ft
3.60 AC WATERFRONT + 1.42 AC ACROSS	LLANO RIVER / LAKE LBJ SHORELINE	31 HERITAGE (24"+) • LARGEST 50"+	30'×80' BARNDOMINIUM & TOY BARN

THE VISION: A MULTI-GENERATIONAL HILL COUNTRY ESTATE

Spanning 5.02 acres across three distinct Llano County parcels, this rare offering pairs a 3.60-acre constant-level waterfront estate with a 1.42-acre barndominium and watercraft storage compound directly across the street. Designed for immediate usability, family privacy, and short-term rental flexibility, it represents an irreplaceable canvas where the Llano River meets Lake LBJ.

SHORELINE & PROTECTED VIEWS

- **225 Linear Feet of Waterfront:** Over 3.3 times wider than typical lakefront lots, creating an expansive building envelope where every room of a custom residence can capture panoramic water and **Packsaddle Mountain** views.
- **Pristine Ranch Backdrop:** Directly across the river lies an **845-acre undeveloped ranch** flanked by large acreage tracts, allowing for a pristine Hill Country horizon free of opposing rooftops or commercial intrusion.
- **Existing Waterfront Residence:** Includes an existing **4-bedroom, 4-bath** home on the waterfront parcel (likely a teardown or major renovation candidate).
- **LCRA Dock Permitting:** Buyer to verify boat dock specifications and permitting requirements directly with the Lower Colorado River Authority (LCRA).

MONUMENTAL LIVE OAK CANOPY

- **33 Mature Live Oaks:** The front grounds form a private, park-like sanctuary shaded by **31 heritage oaks** exceeding 24 inches in diameter.
- **8 to 10 Giant Specimen Trees (36"+):** Anchored by a landmark oak measuring **over 50 inches in diameter**, delivering natural shade, estate prestige, and privacy that cannot be replicated.

ACROSS-THE-STREET COMPOUND (1.42 AC)

- **Two Contiguous Platted Lots:** Includes a **1.04-acre** building parcel paired with an adjacent **0.38-acre** buffer lot, keeping equipment and guest parking completely off your waterfront lawn.
- **30' × 80' (2,400 Sq Ft) Metal Building:** Half (**1,200 sq ft**) is prepped and ready to finish as custom **barndominium living quarters**, while the remaining **1,200 sq ft** provides high-bay shop space.
- **Dedicated Watercraft & Toy Storage:** A major advantage for stowing boats, jet skis, trailers, and RVs securely across the street without cluttering your lakefront views.
- **Live-While-You-Build Flexibility:** Finish the barndominium in weeks to enjoy Lake LBJ immediately during main home construction, then transition into guest or caretaker quarters.

UTILITIES, STR & ESTATE VALUE

- **Public Water & Central Sewer:** Served by **Kingsland Water Supply** and **Kingsland MUD**, eliminating septic engineering limits and well-drilling costs.
- **Short-Term Rentals Allowed:** Kingsland Estates POA permits STRs, enabling owners to offset holding costs via barndominium or estate rental income.
- **Three Separate PIDs:** Clean legal separation across PIDs 13446, 34726, and 66381 offers long-term estate planning and resale flexibility.

Information deemed reliable but not guaranteed. All measurements, acreage, tree counts, and utility capacities are approximate and should be independently verified by buyer. Boat dock construction and shoreline improvements are subject to Lower Colorado River Authority (LCRA) verification and permitting.