



Your Name
Your Brokerage

Lakefront Tour Brief

Prepared for your tour · August 23, 2026

1	Address withheld 6 bd · 4 full / 2 half ba · MLS# withheld Open water · 59 ft frontage	\$3,275,000
2	Address withheld Under contract 4 bd · 3 full ba · MLS# withheld Open water · 60 ft frontage	\$999,750

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Comparison at a glance

#	ADDRESS	ASK	BEDS/BATHS	MLS#	WATER TYPE	FRONTAGE	CONDITION
1	Address withheld	\$3,275,000	6 bd · 4 full / 2 half ba	withheld	Open water	59 ft	—
2	Address withheld Under contract	\$999,750	4 bd · 3 full ba	withheld	Open water	60 ft	dated (photos)

— = not in our data.

#1

Address withheld

Kingsland · Lake LBJ

Ask: \$3,275,000 6 bd · 4 full / 2 half ba · 5,562 sqft 83 days on market (current listing)

The waterfront

This is true open-water frontage.

Distance to water: about 144 ft. [measured]

Big-water run: about 1.8 mi. [measured] This home fronts open water; the figure is the straight-line distance to the lake's widest stretch (at least ~1,000 ft across) — the boat route follows the channel, so the actual run is longer. In plain terms, that is a real run to big water — worth doing by boat before you decide.

The water outlook spans roughly 115° — a solid open outlook. [measured]

About 3.2 acres of open water within about 500 ft of the shoreline. [measured]

At a glance

- 59 ft frontage, hand-reviewed for our analysis.
- FEMA's map at this home's pin: Zone X — outside the mapped floodplain.
- Nearest major road: RM 2900, about 7,976 ft away (about 7,256 vehicles/day per TxDOT counts).

Sun and views

The water side faces south.

Market context

There are 89 open-water listings on the market on Lake LBJ right now.

Stands out here:

- The nearest major road (RM 2900) is about 1.5 mi away — well off the highway grid.

What similar homes tell us

ADDRESS	SIZE	DISTANCE	SOLD	WATER TYPE
Comp A — Kingsland (address withheld)	3,036 sqft	0.1 mi	11 mo ago	Open water
Comp B — Kingsland (address withheld)	4,539 sqft	0.3 mi	9 mo ago	Open water
Comp C — Kingsland (address withheld)	2,630 sqft	1 mi	3 mo ago	Open water

These nearby sales vary widely — size and waterfront differences drive most of the spread.

Texas is a non-disclosure state — sold prices aren't public record.

Cost to own

Est. property tax (modeled estimate) if purchased at ask: \$34,200 – \$39,700/yr (2025 adopted rates, Kingsland, Llano County — a homestead exemption reduces this, and the current owner's capped bill does not transfer).

No HOA dues on file.

Flood: Zone X — outside the mapped floodplain (confirm on the specific parcel).

Planning estimates, not quotes.

Verify before contract

- Frontage: our hand-reviewed analysis puts it at 59 ft — a survey formally confirms.
- Water depth at the dock, across seasons and lake levels.

- LCRA (the Lower Colorado River Authority, which manages these lakes) dock permit — docks over 1,500 sqft need one; confirm it exists and is transferable to a new owner. Smaller docks need no permit but must meet LCRA safety standards.

Who to call: LCRA — lcra.org

- Confirm Zone X (outside the mapped floodplain) on the specific parcel.

On the tour — look for

- Check water depth at the dock in person.
- Check dock condition and lift operation.
- Check phone/internet coverage at the house.

YOUR NOTES — ADDRESS WITHHELD

lakefrontbrief.com

Analytics by
LakefrontBrief

Your
Name

Data: public records, county appraisal districts, commercial AVMs, listing feeds,
OpenStreetMap, TxDOT traffic counts. Not an appraisal. Data as of August 23, 2026.

UNDER CONTRACT

#2 Address withheld

Granite Shoals · Lake LBJ

Ask: \$999,750 4 bd · 3 full ba · 2,608 sqft 132 days on market (current listing)
Listed at \$1,400,000 → now \$999,750 (–28.6%)

The waterfront

This is true open-water frontage.
Distance to water: about 98 ft. [measured]
Big-water run: about 600 ft. [measured] In plain terms, big water is effectively off the dock.
The water outlook spans roughly 185° — an unusually wide panorama. [measured]
About 10.7 acres of open water within about 500 ft of the shoreline. [measured]

At a glance

- 60 ft frontage, hand-reviewed for our analysis.
- Dock 323 sqft, boathouse 1,657 sqft on county records.
- FEMA flood zone AE on file.
- Nearest major road: RM 1431, about 11,988 ft away (about 14,578 vehicles/day per TxDOT counts).

Sun and views

The water side faces northwest.

Market context

There are 89 open-water listings on the market on Lake LBJ right now.
Stands out here:

- The nearest major road (RM 1431) is about 2.3 mi away — well off the highway grid.

What similar homes tell us

ADDRESS	SIZE	DISTANCE	SOLD	WATER TYPE
Comp A — Granite Shoals (address withheld)	2,280 sqft	0 mi	5 mo ago	Open water
Comp B — Granite Shoals (address withheld)	4,171 sqft	0.2 mi	5 mo ago	Open water
Comp C — Sunrise Beach (address withheld)	3,814 sqft	0.9 mi	1 mo ago	Open water

Texas is a non-disclosure state — sold prices aren’t public record.

Cost to own

Est. property tax (modeled estimate) if purchased at ask: \$17,700/yr (2025 adopted rates, Granite Shoals, Burnet County — a homestead exemption reduces this, and the current owner's capped bill does not transfer).
Flood insurance: likely required — Zone AE; get a quote before contract.
Planning estimates, not quotes.

Photo review

Overall condition dated (photos)
Kitchen dated (photos)
Primary bath not visible in the listing photos

Style: Reads as a 1980s-90s lake house build: dark wood-panel walls throughout the living/family room, vaulted ceiling with exposed dark wood beam, brass multi-light ceiling fan, wall-to-wall carpet, and traditional striped/floral upholstery. Exterior is blue-gray horizontal wood/hardiplank siding over a white cut-limestone lower level with a covered upper deck — original-era materials with no visible remodel cues (no new windows, no modern trim, no updated railings).

Dock: double boathouse, 2 boat lifts — Single-story covered boathouse with metal roof sheltering two lifted boats (both fully tarp-covered, so lift/cradle hardware condition can't be confirmed). Attached open sun deck with umbrella table shows visibly graying, weathered wood decking with some individual board discoloration — original/aged decking, no sign of recent replacement. No visible structural sag, missing boards, or storm damage.

Bulkhead/seawall: not visible in the listing photos.

Layout notes:

- Only a narrow breakfast-bar pass-through with two stools connects the kitchen to the great room (photo 22); no full kitchen view (cabinets/counters/appliances) included in the set.
- Great room is a large vaulted, beamed space combining living + dining, walled in wood paneling, opening via large windows/glass door to a screened lake-side porch.
- Exterior stair runs from a ground-level covered patio up to a large covered second-story deck off the great room (photos 17, 19).

Photo notes:

- No kitchen photos (cabinets/counters/appliances) or any bathroom photos included — only one interior room type (great room) is shown across 4 photos despite the property being extensively photographed exterior/dock-side; strong photographer selection bias toward water/dock views.
- Boathouse sun-deck wood decking shows visible graying/weathering consistent with age and no recent refinishing.
- Interior finishes (wood paneling, carpet, brass fixtures) show no visible updates, consistent with an original 1980s-90s build.

Verify before contract

- Frontage: our hand-reviewed analysis puts it at 60 ft — a survey formally confirms.
- Water depth at the dock, across seasons and lake levels.
- LCRA: the dock structures on county records total ~1,980 sqft — over the 1,500-sqft threshold, so an LCRA permit is required; confirm it exists and is transferable to a new owner.

Who to call: LCRA — lra.org

- Bulkhead/seawall condition — a full structural look, not just a photo.
- Get a flood-insurance quote — Zone AE — before contract.

On the tour — look for

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YOUR NOTES — ADDRESS WITHHELD

Understanding the Highland Lakes market

Two kinds of lakes

Lake LBJ, Inks Lake, and Lake Marble Falls are constant-level lakes — LCRA holds them at a fixed elevation year-round, so docks, bulkheads, and shoreline usability stay consistent. Lake Travis and Lake Buchanan are fluctuating lakes — their levels move with rainfall and downstream demand, sometimes dramatically, which changes usability and value in ways a constant-level lake never sees.

"Waterfront" is a marketing word

Not all waterfront is equal. Open water prices highest, a big cove next, a protected cove below that, and a narrow finger or canal lot lowest of the waterfront tiers — each is a genuinely different product, even when a listing calls all of them "waterfront."

Texas is a non-disclosure state

Texas does not require public disclosure of sold prices, so no estimate — ours or anyone's — can be built purely from documented closes. We reconstruct closing prices from the records we can access, and we say which figures are reconstructed and which are documented.

Why \$/sqft lies on waterfront

On a typical lakefront lot, the land is commonly around half of the total value — sometimes much more. A house-focused \$/sqft comparison ignores that, and can make two very differently priced lots look similar (or two similar lots look mispriced) for reasons that have nothing to do with the house.

Docks are regulated

Docks over 1,500 sqft on these lakes require an LCRA permit — for those, permit status and transferability to a new owner matter, and an unpermitted or non-transferable dock is a real cost and delay, not a formality. Smaller residential docks need no permit but must still meet LCRA's safety standards.

Shoreline work is different from docks: bulkheads, retaining walls, and dredging fall under separate LCRA watershed rules regardless of size — ask for any approvals on file when a home has them.

Sources for bracketed tags in this report — [measured] our parcel-boundary measurement.

Frontage and distance figures in this report are rounded to whole feet; figures quoted from source records or from our own measurements appear as recorded.

Want a report on another home?

Ask your agent for a data report on any home on Lake LBJ, Inks Lake, or Lake Marble Falls.