

\$3,499,000 - 1836 Bluebonnet Ln, Kingsland

MLS® #1438887

\$3,499,000

6 Bedroom, 5.00 Bathroom, 3,895 sqft

Residential on 0.42 Acres

Hoffman, Kingsland, TX

Welcome Home to 1836 Bluebonnet, a stunning contemporary, custom built home on Lake LBJ with over 70' of open water on the Llano arm of the lake. Every detail has been meticulously crafted. The home, built in 2022, was designed by Root Architecture and built by Brookview Builders. It spans 3,806sqft of amazing living space. Whether you're looking for a place to call HOME, an investment property to add to your portfolio, or a second home as a summer retreat, this property can accommodate up to 24 guests with 3 bedrooms on the main level and 3 additional bedrooms upstairs. The spacious oversized kitchen island, complete with a waterfall edge countertop, provides seating for up to 8 guests and is completed by premium Dacor stainless steel built-in appliances and ample flat-panel cabinetry. Adjacent to the kitchen is a custom nook, where owners can brew up a perfect cup of coffee or serve a great glass of wine. The kitchen opens to the family and living room spaces. Step outside to your private backyard oasis, with sliding glass doors that invite you to enjoy resort-style amenities, including an infinity pool, hot tub, and gourmet outdoor kitchen. Walk out to the lake and enjoy two boat slips with 2 jet ski lifts and uncovered deck. This remarkable residence is fully turn-key; it comes furnished and includes the refrigerator and 2 double stacked LG washers and dryers; it's move-in ready. Short term rentals are allowed.



Built in 2022

Essential Information

MLS® #	1438887
Price	\$3,499,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,895
Acres	0.42
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Active
Has Pool	Yes

Water Feature/View

View	Hills,Lake,Neighborhood,Panoramic,Pool,Water,Lake LBJ
Is Waterfront	Yes
Water Body	Lake LBJ

Community Information

Address	1836 Bluebonnet Ln
Area	LL
Subdivision	Hoffman
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Connected, Propane, Other, Water Connected
Features	Fishing, Lake
Parking	Concrete, Driveway, Additional Parking, Asphalt, Boat, Gravel, Guest, Open, Outside, Oversized

Interior

Interior	Tile, Wood
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Appliances	Cooktop, Double Oven, Dishwasher, Electric Water Heater, Gas Cooktop, Disposal, Microwave, Tankless Water Heater, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Convection Oven, Dryer, Gas Oven, Gas Range, Ice Maker, Oven, Refrigerator, Washer/Dryer Stacked
Heating	Central
# of Stories	2
Stories	Two

Exterior

Exterior Features	Barbecue, Dock, Private Yard, Rain Gutters, Boat Lift, Boat Slip, Gas Grill, Outdoor Grill, Uncovered Courtyard
Lot Description	Back Yard, Gentle Sloping, Sprinklers In Rear, Sprinklers Automatic, Views, Sloped Down
Roof	Metal
Construction	HardiPlank Type, Metal Siding
Foundation	Slab

School Information

District	Llano ISD
Elementary	Llano
Middle	Llano
High	Llano

Additional Information

Date Listed	October 23rd, 2024
Days on Website	365
Days on Market	264

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