

# \$3,335,000 - 1836 Bluebonnet Ln, Kingsland

MLS® #3888015

**\$3,335,000**

6 Bedroom, 5.00 Bathroom, 3,895 sqft

Residential on 0.42 Acres

Hoffman, Kingsland, TX

Experience modern waterfront luxury on Lake LBJ. Welcome to 1836 Bluebonnet Lane, a contemporary retreat with more than 70' open waterfront along the Llano arm of the lake.

Designed by Root Architecture and built in 2022 by Brookview Builders, this custom residence blends sophisticated style with the easy flow of lakeside life. The boat house was built in 2023 with two boat lifts, two jet ski bays, equipment storage, private dock and sun deck.

Spanning 3895 square feet, the home was designed for effortless entertaining and unforgettable getaways. The chef's kitchen features a striking waterfall edge island, premium Dacor appliances and a sleek coffee and wine bar, all open to the main living areas with the lake just beyond the sliding custom doors. With six spacious bedrooms (three on each level), accommodating up to 24 guests, it is equally suited for a private retreat and short term rental success.

Slide open the glass doors to a resort style outdoor living space with an infinity pool, spa and full outdoor kitchen framed by panoramic lake views. Just steps away, the private two slip boat dock with dual jet ski lifts and sun deck invite endless days on the water.

Completely turnkey, the property is being sold fully furnished with all appliances including two



sets of stackable LG washer and dryers and two jet skis. A 2024 appraisal and income projections are available, making it an outstanding personal retreat and investment opportunity.

Built in 2022

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 3888015                 |
| Price          | \$3,335,000             |
| 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, Guest, Outside, Boat, Gravel, Open, Oversized |

## Interior

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

## Exterior

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

## School Information

|            |           |
|------------|-----------|
| District   | Llano ISD |
| Elementary | Llano     |
| Middle     | Llano     |
| High       | Llano     |

## Additional Information

|                 |                     |
|-----------------|---------------------|
| Date Listed     | November 11th, 2025 |
| Days on Website | 5                   |
| Days on Market  | 2                   |

Property Listed by: Compass RE Texas, LLC  
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