# \$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 sophisticate 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.

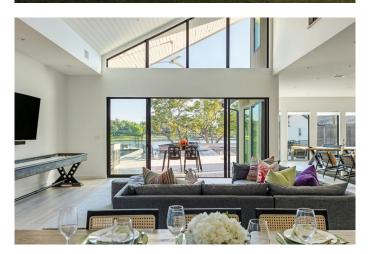
Spanning 3895 square feet, the home was designed for effortless entertaining and unforgettable getaways. The chef's kitchen features a striking waterfall edge island, premium Dacor appliances and a sleek coffee and wine bar, all open to the main living areas with the lake just beyond the sliding custom 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

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