

# \$1,649,000 - 1612 Bluebonnet Lane, Kingsland

MLS® #1435796

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## \$1,649,000

3 Bedroom, 3.00 Bathroom, 2,610 sqft  
Residential on 0.20 Acres

Granite Shoals Lake Shore, Kingsland, TX

This stunning home has undergone a complete down-to-the-studs remodel, offering a seamless blend of casual luxury and lake house charm. Whether you seek a short-term rental investment or a weekend getaway, this lakeside haven, sold furnished, presents a rare opportunity to indulge in the ultimate lakefront lifestyle. Nestled on an open waterfront lot with Southeast Exposure, this 2600sf+ home boasts 3 bedrooms, 3 bathrooms, a study/mudroom, and a bunk room, a large laundry room, and 2 living spaces. The expansive covered patio provides the perfect setting to savor breathtaking sunsets and panoramic lake views. Upon entering, you'll be captivated by the foyer and the stunning lake vista through the wall-to-wall windows. High vaulted ceilings with Tongue and Groove accents in the living room and minimum 10-foot ceiling heights with 8-foot doors throughout create an airy ambiance. Every detail has been meticulously attended to, from the custom German Schmear masonry skirt to the designer paint, wallpaper, and tile choices. Step outside to discover the lakeside amenities, including a boat dock with an electric lift, a lakeside patio/pier/sundeck, a sidewalk, and a firepit. Enjoy the lakeside lifestyle with swimming, boating, and the best seat in the house for the Kingsland fireworks. Conveniently located near local shopping and amenities, this home offers the perfect balance of tranquility and accessibility. Don't miss the chance to make this exquisite property your



own. House NEVER flooded.

Built in 2023

### Essential Information

ListingFeed	abor_vow
MLS® #	1435796
List Price	\$1,649,000
Sale Price	\$1,595,000
Sale Date	May 16th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,610
Acres	0.20
Year Built	2023
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1612 Bluebonnet Lane
Subdivision	Granite Shoals Lake Shore
City	Kingsland
County	Llano
State	TX
Zip Code	78639

### Amenities

Utilities	Above Ground Utilities
Features	See Remarks
Parking	Driveway, Gravel
View	Lake, Water
Is Waterfront	Yes
Waterfront	Waterfront, Boat Ramp/Lift Access

### Interior

Interior	Wood
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Appliances      Dryer, Washer/Dryer Stacked, Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, ENERGY STAR Qualified Water Heater, Exhaust Fan, Electric Oven, Electric Range, Electric Water Heater, Free-Standing Electric Oven, Free-Standing Electric Range, Disposal, Oven, Refrigerator, Water Heater, Washer

Heating          Central

Cooling          Central Air

# of Stories      2

Stories          Two

### **Exterior**

Exterior Features      Boat Lift, Dock, Private Yard

Lot Description      Back Yard, Front Yard, Sprinklers In Rear, Sprinklers In Front, Interior Lot, Landscaped, Moderate Trees, Open Lot, Sprinklers Automatic, Views

Windows          Vinyl

Roof              Metal

Construction      HardiPlank Type, Masonry

Foundation        Pillar/Post/Pier, Slab

### **School Information**

District            Llano ISD

Elementary        Packsaddle

Middle            Llano

High                Llano