

\$1,795,000 - 1748 Bluebonnet Lane, Kingsland

MLS® #3450420

\$1,795,000

4 Bedroom, 3.00 Bathroom, 2,584 sqft
Residential on 0.41 Acres

Hoffman, Kingsland, TX

Discover your ideal waterfront haven on the shores of Lake LBJ. Welcome to 1748 Bluebonnet, an exquisite embodiment of lakeside living, perfectly positioned to capture the essence of the Texas Hill Country. This exceptional residence, bathed in the warm glow of southeast exposure, beckons with its spacious outdoor retreat and thoughtfully designed floor plan. Nestled in the heart of Kingsland, this gem is minutes from Boat Town and Wakepoint by both land and water, offering breathtaking views of the iconic Packsaddle Mountain. Step inside this 4-bedroom, 3-bathroom sanctuary, where two generous living spaces provide the perfect backdrop for both relaxation and entertainment. A convenient carport, complete with ample storage, ensures your vehicles and water toys are well-tended to. The sprawling back patio is an oasis of serenity, overlooking a heated pool that invites year-round enjoyment. A private boat dock with two slips grants you unhindered access to the splendors of Lake LBJ, ensuring endless days of aquatic adventure. Notably, this property has a remarkable track record as a short-term rental, with over 48 five-star reviews from delighted guests who have experienced the unparalleled charm and comfort it offers. The option to acquire the tastefully curated furnishings adds an extra layer of convenience and style to this lakeside retreat. In every way, 1748 Bluebonnet epitomizes the epitome of Lake LBJ living, where tranquility and recreation



merge seamlessly in a setting designed to fulfill your every waterfront dream.

Built in 1980

Essential Information

ListingFeed	abor_vow
MLS® #	3450420
List Price	\$1,795,000
Sale Price	\$1,700,000
Sale Date	November 22nd, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,584
Acres	0.41
Year Built	1980
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1748 Bluebonnet Lane
Subdivision	Hoffman
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Above Ground Utilities, Cable Available, Cable Connected, Electricity Connected, High Speed Internet Available, Phone Available, Water Connected
Features	Common Grounds/Area, Lake
Parking	Detached Carport, Driveway
View	Lake, Trees/Woods
Is Waterfront	Yes
Waterfront	Waterfront
Has Pool	Yes

Interior

Interior	Vinyl
Appliances	Built-In Electric Oven, Dryer, Dishwasher, Electric Cooktop, Exhaust Fan, Electric Water Heater, Freezer, Disposal, Range Hood, Vented Exhaust Fan, Washer
Heating	Central, Electric
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	1
Stories	One

Exterior

Lot Description	Front Yard, Gentle Sloping, Sprinklers Automatic, Trees Large Size
Windows	None
Roof	Composition
Construction	Brick, Wood Siding
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano