

\$3,399,000 - 1836 Bluebonnet Drive, Kingsland

MLS® #7524461

\$3,399,000

6 Bedroom, 5.00 Bathroom, 3,806 sqft
Residential on 0.41 Acres

Hoffman, Kingsland, TX

This Brand-New Contemporary lakefront property mixes magnificent architectural details with a super functional layout for 3806 SF of 2 story living! 1836 Bluebonnet address is not only a home, but also an experience. This is a great investment for SHORT TERM RENTALS! Home is set up to sleep 24 people with 3 bedrooms down and 3 bedrooms upstairs. Interior designer, SLIC Design, added high end finishes through out and the Austin group, Root Architecture, designed the sleek, modern home on LBJ. The oversized kitchen island features a waterfall edge countertop that allows for 8 eat in kitchen guests. Lush Dacor Stainless-Steel Built-In Appliances accent the abundant flat panel cabinets with low profile cabinet pulls. Adjacent to the kitchen is a built-in custom hutch making for the perfect coffee bar to start your morning or the perfect wine bar to end your day...why not both! The sliding glass doors at the patio open to a private backyard oasis including a resort style infinity pool, hot tub, covered cabana and outdoor kitchen. Just over the infinity edge, you have access to 70' of pristine lakefront on open water on the quiet Llano arm of Lake LBJ. Little additional surprises await your tour such as the mature oak trees with wood burning fire pit in the backyard, the wrought iron balusters along the staircase, and the geometric oversized windows in each room of the home! Home sold fully furnished and includes double stacked LG washer/dryers.



Built in 2022

Essential Information

ListingFeed	abor_vow
MLS® #	7524461
List Price	\$3,399,000
Sale Price	\$3,200,000
Sale Date	November 18th, 2022
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,806
Acres	0.41
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1836 Bluebonnet Drive
Subdivision	Hoffman
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Connected, Propane, Other, Sewer Connected, Water Connected
Features	None
Parking	Driveway
View	Hills, Panoramic, Pool, Trees/Woods, Lake, Water
Is Waterfront	Yes
Waterfront	Waterfront, Lake Front
Has Pool	Yes

Interior

Interior	Wood
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Appliances	Built-In Oven, Cooktop, Double Oven, Dishwasher, Disposal, Gas Range, Microwave, Refrigerator, Stainless Steel Appliance(s), Washer/Dryer Stacked
Heating	Central
Cooling	Central Air, Electric
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Stories	Two

Exterior

Exterior Features	Lighting, Rain Gutters, Fire Pit, Outdoor Grill
Lot Description	Sprinklers Automatic, Trees Large Size, Views
Windows	Double Pane Windows, Window Coverings
Roof	Metal
Construction	Glass, HardiPlank Type, Metal Siding
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano