

\$3,499,000 - 1836 Bluebonnet Lane, Kingsland

MLS® #170827

\$3,499,000

6 Bedroom, 4.50 Bathroom, 3,806 sqft
Single-Family on 0.41 Acres

Hoffman, Kingsland, TX

Welcome Home to 1836 Bluebonnet, a stunning contemporary, custom built WATERFRONT HOME on Lake LBJ with over 70' of open water on the Llano arm of the lake. Every detail has been meticulously crafted. The home, built in 2022, was designed by Root Architecture and built by Brookview Builders. It spans 3,806sqft of amazing living space. Whether you're looking for a place to call HOME, an investment property to add to your portfolio, or a second home as a summer retreat, this property can accommodate up to 24 guests with 3 bedrooms on the main level and 3 additional bedrooms upstairs. The spacious oversized kitchen island, complete with a waterfall edge countertop, provides seating for up to 8 guests and is completed by premium Dacor stainless steel built-in appliances and ample flat-panel cabinetry. Adjacent to the kitchen is a custom nook, where owners can brew up a perfect cup of coffee or serve a great glass of wine. The kitchen opens to the family and living room spaces. Step outside to your private backyard oasis, with sliding glass doors that invite you to enjoy resort-style amenities, including an infinity pool, hot tub, and gourmet outdoor kitchen. Walk out to the lake and enjoy two boat slips with 2 jet ski lifts and uncovered deck. This remarkable residence is fully turn-key; it comes furnished and includes the refrigerator and 2 double stacked LG washers and dryers; it's move-in ready. AND GUESS WHAT? Short term rentals are allowed. 2 jet



skis convey as part of this remarkable package.

Built in 2022

Essential Information

MLS® #	170827
Price	\$3,499,000
Bedrooms	6
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,806
Acres	0.41
Year Built	2022
Type	Single-Family
Sub-Type	Single Family Residence
Style	Contemporary, Custom
Status	Active

Community Information

Address	1836 Bluebonnet Lane
Subdivision	Hoffman
City	Kingsland
County	Llano
State	TX
Zip Code	78639-5802

Amenities

Amenities	Water
View	Hill Country, Lake, Panoramic, Lake LBJ
Is Waterfront	Yes
Waterfront	Open Water
Has Pool	Yes
Pool	Gunite, Heated, In Ground, Private

Interior

Interior Features	Breakfast Bar, Pantry, Recessed Lighting, Counters-Solid Srfc, Vaulted Ceiling(s), Walk-In Closet(s), No Steps to Entry, Quartz Countertops,
-------------------	--

	Over 14ft Celing
Appliances	Dishwasher, Double Oven, Dryer, Disposal, Ice Maker, Microwave, Gas Range, Refrigerator, Washer, Washer Hookup, Electric Water Heater, Cooktop, Wall Oven, Water Softener
Heating	Central, Propane
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Rain Gutters, Open Concrete Areas, Sprinkler System, Hot Tub
Roof	Metal
Construction	Wood Siding, HardiPlank Type, Metal
Foundation	Slab

School Information

District	Llano
----------	-------

Additional Information

Date Listed	October 17th, 2024
-------------	--------------------

Listing Details

Listing Agent	Tempe Fox Winters
Listing Office	Mark Fox Company

The information being provided by the Highland Lakes Association of REALTORS, Inc. is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.
Listing information last updated on October 14th, 2025 at 2:46am CDT