

\$2,299,000 - 1704 Bluebonnet, Kingsland

MLS® #172917

\$2,299,000

3 Bedroom, 3.50 Bathroom, 2,713 sqft

Single-Family on 0.52 Acres

Hoffman, Kingsland, TX

****Stunning Waterfront Retreat on Lake LBJ****

Welcome to your dream getaway! This picturesque property boasts 125 feet of prime waterfront on the serene shores of Lake LBJ, perfect for those who love boating and water activities. A private boat dock awaits, providing easy access to endless summer fun. As you approach, you'll be greeted by a lush, manicured lawn that gently slopes down to the water, making it an ideal spot for relaxing or hosting gatherings. The majestic live oak tree in the front yard adds character and shade, creating a charming entrance to your lakeside haven. Step inside to discover an open-concept living space designed for entertaining. Expansive windows flood the interior with natural light and offer breathtaking views of the lake, making every moment spent indoors feel connected to the beauty outside. With ample room for family and friends, this home is perfect for creating lasting memories. The spacious back patio is a true highlight, ideal for hosting summer barbecues or simply unwinding with a glass of wine while watching the sunset over the water. Conveniently located near delightful dining options and vibrant live music venues, this property also offers proximity to local vineyards and world-class golfing. Experience the best of lakeside living in this exceptional home that blends comfort, style, and outdoor adventure. Hunter Douglas blinds throughout the home! Don't miss your chance to own this slice of paradise! HOME HAS NEVER



FLOODED!

Built in 1959

Essential Information

MLS® #	172917
Price	\$2,299,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,713
Acres	0.52
Year Built	1959
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1704 Bluebonnet
Subdivision	Hoffman
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Amenities	Water
Garages	2 Car Attached Garage, Garage Door Opener, Front Entry
View	Lake LBJ
Is Waterfront	Yes
Waterfront	Open Water

Interior

Interior Features	Breakfast Bar, Granite Counters, Pantry, Sink - Pedestal, Split Bedroom, No Steps to Entry
Appliances	Dryer, Disposal, Microwave, Washer, Electric Water Heater, Cooktop
Heating	Electric
Cooling	Central Air

Fireplace	Yes
Fireplaces	One
# of Stories	2

Exterior

Exterior Features	Rain Gutters, Sprinkler System, Stonework
Roof	Metal
Construction	Wood Siding, Stone
Foundation	Slab

School Information

District	Llano
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Additional Information

Date Listed	April 13th, 2025
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Listing Details

Listing Agent	Tara Mcalister
Listing Office	McAlister Realty

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