

\$1,999,900 - 1912 Bluebonnet Ln, Kingsland

MLS® #4700125

\$1,999,900

4 Bedroom, 5.00 Bathroom, 3,849 sqft

Single-Family on 0.49 Acres

Hoffman, Kingsland, TX

This is your opportunity to own on the Llano River Arm of Lake LBJ in this updated home. Make this a great family home or use as a potentially lucrative STR. Outstanding features are everywhere as this house has been updated throughout. A spacious courtyard at the front of the home allows for entertaining, gardening, and an extra degree of security. As you enter the home, a spacious well-equipped kitchen and large dining area are to the left & to the right, a warm, inviting living room with views of LBJ. The kitchen has an abundance of cabinets and counter space with enough room for the whole family to prepare melas together. The dining area adjacent to the kitchen can accommodate a large gathering. The family/living area leads to a deck that traverses the whole back of the house. Enjoy quiet mornings with coffee, evenings with the family, or celebrate with friends throughout the year. A lush, gently sloping backyard with large pecan trees provides shade to the property and access to the waterfront. The large boat dock, built in 2019, has two lifts for boats and a double lift for personal watercraft all under cover with high ceilings to allow for plenty of clearance above the water. The dock also has a sun deck and space to enjoy the water swimming or floating. You will have front row seats to the Aqua-Boom fireworks as they take place about a 1/2 mile away by the 2900 bridge. The back yard also features a 12x20 storage shed and a covered hot tub area just off the back deck. Back inside, four



bedrooms, five baths, a sunroom, & a bonus room with exterior stairs which allow for a separate entrance. A 22 KW generator was installed 2022.

Built in 1997

Essential Information

MLS® #	4700125
Price	\$1,999,900
Bedrooms	4
Bathrooms	5.00
Full Baths	5
Square Footage	3,849
Acres	0.49
Year Built	1997
Type	Single-Family
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	1912 Bluebonnet Ln
Area	LL
Subdivision	Hoffman
City	Kingsland
County	Llano
State	TX
Zip Code	78639

Amenities

Utilities	Electricity Connected, Propane, Sewer Connected, Water Connected
Features	None
Parking	Circular Driveway, Concrete, Detached Carport
# of Garages	2
View	Hills,Lake,River,Lake LBJ
Is Waterfront	Yes
Waterfront	Boat Ramp/Lift Access, Lake Front, River Front, Waterfront

Interior

Interior	Carpet, Tile, Wood
Appliances	Built-In Range, Cooktop, Dishwasher, Disposal, Electric Cooktop, Microwave, Self Cleaning Oven, Stainless Steel Appliance(s)
Heating	Central, Electric, Fireplace(s), Heat Pump, Propane, Wood
# of Fireplaces	1
Fireplaces	Dining Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Balcony, Boat Lift, Dock, Rain Gutters
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Sloped Down, Sprinklers Automatic, Sprinklers In Ground, Trees Medium Size, Views
Roof	Metal
Construction	Block, Blown-In Insulation, HardiPlank Type, Masonite, Masonry, Stone Veneer
Foundation	Slab

School Information

District	Llano ISD
Elementary	Packsaddle
Middle	Llano
High	Llano

Additional Information

Date Listed	June 13th, 2024
Days on Market	480

Listing Details

Listing Agent	Kyle Futrell
Listing Office	Legacy Broker Group

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