

BONNEVISTA RANCH

A LUXURY HILL COUNTRY MASTERPIECE IN LLANO, TEXAS

Welcome to the BonneVista Ranch, beautifully positioned on +/- 190 acres of rolling fields in the heart of Texas Hill Country. Perfect for equestrian enthusiasts, cattle ranching, or those seeking a serene escape, this stunning property seamlessly blends sophisticated living with the rustic charm of the countryside.

FEATURES

The main house boasts a kitchen that is the stuff of chef's dreams! A 48" Fisher and Paykel dual fuel 6 burner range with griddle and double ovens, Fisher and Paykel paneled column refrigerator and freezer, and tons of quartzite topped countertop space upon which to create your culinary masterpiece. Dual Miele dishwashers make clean up a dream. For the early birds, a built in Bosch coffee/espresso/cappuccino machine.

For the night owls, a beautiful bar with dual beverage coolers and plenty of room to store your favorite wines and spirits. A gracious primary suite, which overlooks your paradise of a backyard, awaits you with a generously sized 5 piece ensuite; and, 2 primary closets! The dedicated office is beautifully ensconced in black walnut paneling, coffered ceiling, and built-in custom cabinetry. Two ensuite guest rooms, a ¾ guest bath, and a spacious mudroom/laundry room equipped with a dog shower round out this beautiful living space.





FEATURES CONT.

The freshly remodeled swimming pool is complete with a sun shelf, bubblers, and a breathtaking granite waterfall crafted from on-site stone. A Pentair Wi-Fi enabled system heats or cools the water, while the floor cleaning system keeps it beautiful. Don't forget the dedicated 1,000-gallon propane tank for the pool heater, so you can enjoy year round swimming. The pool deck has been redesigned with stamped concrete and improved drainage. Or, take a dip in the custom built WindRiver hot tub!

For entertaining poolside, the outdoor kitchen features granite countertops, dual refrigerators, storage, built-in grill, side burner with wok attachment, and all stainless steel appliances. The backyard has also been renovated with fresh grass and beds, 16-zone RainBird Wi-Fi-enabled sprinkler system, and modern landscape lighting. The frontyard beds and lighting have also been updated.

When your outdoor fun is done for the day, enjoy a hot (or cold) outdoor shower under a solid wood pergola with French drains. Got furry friends? They'll be in the lap of luxury in the brand new 900 sq ft steel kennel building with pine tongue and groove ceiling, double insulated walls, and temperature controlled by Daikin. Four indoor/outdoor fenced dog runs keep them safe and sound.

The +/- 1600 sqft guest lodge accommodations include 3 separate apartments that house 4 beds and 4 baths – 2 apartments have complete kitchens. Perfect for plenty of visits from family and friends – or rent them as VRBO's! The enclosed garage/entertainment area includes a commercial kitchen, guest bath, and walk in cooler. A 3,500+/- sqft. covered parking and equipment storage area lay just outside the lodge along with 3 RV hookups and septic clean-out facilities. Fully upgraded gas lines enhance safety and efficiency.



LUXURY
COLLECTIONSM

**BERKSHIRE
HATHAWAY**
HOMESERVICES

TEXAS
REALTY



PROPERTY AMENITIES

This property has a large hay barn or trailer storage building, a 1,500+/- sq.ft. shop with new electrical service; and, a separate feed/Vet room, along with covered working pens and paddocks. The bulk of the property is equipped with a Ring camera system to allow you full visibility for safety.

The front gate electronic system is all new, as are the flag poles, and the beds have been updated with rock and lighting. The front gate area is ViaSat Wi-Fi enabled with Ring cameras equipped with intercom to let visitors know you're on the way to welcome them in!

The house/lodge water well system is equipped with a new pump, electronics, electronic control unit, 10,000-gallon constant pressure tank, 3-stage whole-house water filter, and kitchen reverse osmosis (RO) system. While a solar pump enabled well provides water for field troughs.



Let's not forget the hunting and sports enthusiasts! This ranch is home to Indian Blackbuck Antelope and trophy Whitetail bucks brought in from South Texas as breeding stock, these beautiful animals enjoy water from four tanks and graze freely throughout the property. For the bird hunters, you'll find Whitewing dove also make their home here. With 190 +/- acres for equestrian, ATV/motocross, or just plain runnin' around – you'll never run out of things to do! On-site, dual 200 gallon gas/diesel tanks fuel your ranch equipment needs and motorized fun!



Rich in history, one section of the ranch features remnants of a granite quarry and a train depot once on the property. Whether you're dreaming of quiet country living, hosting friends and family in style, or cultivating a ranching lifestyle, O&K Ranch is a truly exceptional property that offers both luxury and functionality. Every detail has been thoughtfully upgraded for modern comfort.

Schedule a private tour of this Hill Country retreat today—your perfect escape awaits in Llano, Texas