



ESTATES

E-30

ESTATE

E-30

LOT SIZE 0.2595 Acres
11,305 Sq Ft

OPTIONS Bluebell Estate Bluebonnet Estate
Winecup Estate Primrose Estate
Foxglove Estate Design Your Own

Choose between two paths: a TIPLER-designed, Waldorf Astoria-branded residence available in three- or four-bedroom layouts, fully turnkey and meticulously crafted with no need for an additional architect or designer; or an estate homesite offering the ultimate freedom to bring your vision to life. Either may be placed into the rental program for added flexibility.

ESTATE FEATURES

- | | | |
|--|-----------------|--------------------|
| 3 & 4 Bedroom Floorplans + Flex or Study | Chef's Kitchen | Owner's Closet |
| Biophilic Design | Wine Room | 2- or 3-Car Garage |
| Natural Materiality | Butler's Pantry | |
| Courtyard | Plunge Pool | |
| Seamless indoor/outdoor transitions | Outdoor Shower | |







ESTATE DESIGNS

ESTATES DESIGN OPTIONS

Estates buyers at Waldorf Astoria Texas Hill Country have the option of choosing from five TIPLER-designed residences—Bluebell, Bluebonnet, Foxglove, Primrose, or Winecup. Each plan offers a distinct take on Hill Country elegance, blending architectural refinement with a strong sense of place.

*Top Estate design suggestions for this Homesite**

BLUEBELL
WINECUP

Other Estate designs that may be built on the Homesite

BLUEBONNET
FOXGLOVE
PRIMROSE

*Given its positioning, placement and view corridors, this homesite is best paired with a property that does not employ a central courtyard in the design, according to TIPLER. However, a courtyard-based design may be selected, should the home owner desire one.



BLUEBELL ESTATE DESIGN *Suggested design*

Artist's Conceptual Rendering





BLUEBELL ESTATE DESIGN

Artist's Conceptual Rendering



BLUEBELL ESTATE DESIGN

Artist's Conceptual Rendering



BLUEBELL ESTATE DESIGN
Artist's Conceptual Rendering

BLUEBELL
ESTATE

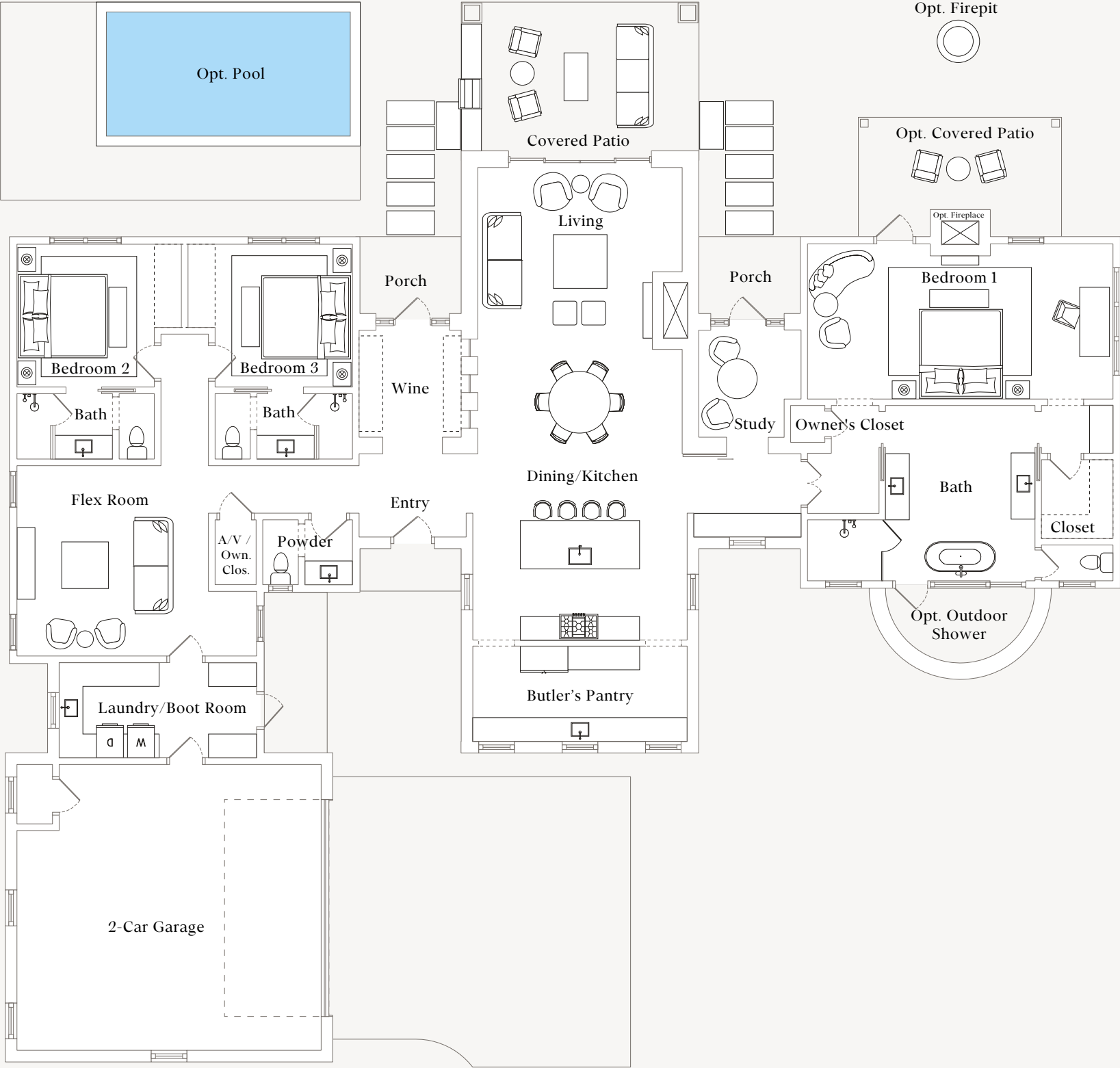
SIZE
3,210 AC SF
1,253 Non-AC SF
4,464 SF TOTAL

DETAILS

3 Bedrooms
3.5 Bathrooms
1 Flex Room

FEATURES

Study
Wine Room
Wine Porch
Flex Room w/ Optional J&J Bath
Butler’s Pantry
Seamless Indoor / Outdoor Living



WINECUP ESTATE DESIGN *Suggested design*

Artist's Conceptual Rendering





WINECUP ESTATE DESIGN

Artist's Conceptual Rendering



WINECUP ESTATE DESIGN

Artist's Conceptual Rendering



WINECUP ESTATE DESIGN
Artist's Conceptual Rendering

WINECUP
ESTATE

SIZE

3,399 AC SF
1,537 Non-AC SF
4,936 SF TOTAL

DETAILS

3 Bedrooms
4.5 Bathrooms
1 Flex Room

FEATURES

Study
Wine Room
Flex Room with Ensuite
Seamless Indoor/Outdoor Living
Large Covered Patio



BLUEBONNET ESTATE DESIGN

Artist's Conceptual Rendering





BLUEBONNET ESTATE DESIGN

Artist's Conceptual Rendering



BLUEBONNET ESTATE DESIGN

Artist's Conceptual Rendering



BLUEBONNET ESTATE DESIGN

Artist's Conceptual Rendering

BLUEBONNET
ESTATE

SIZE

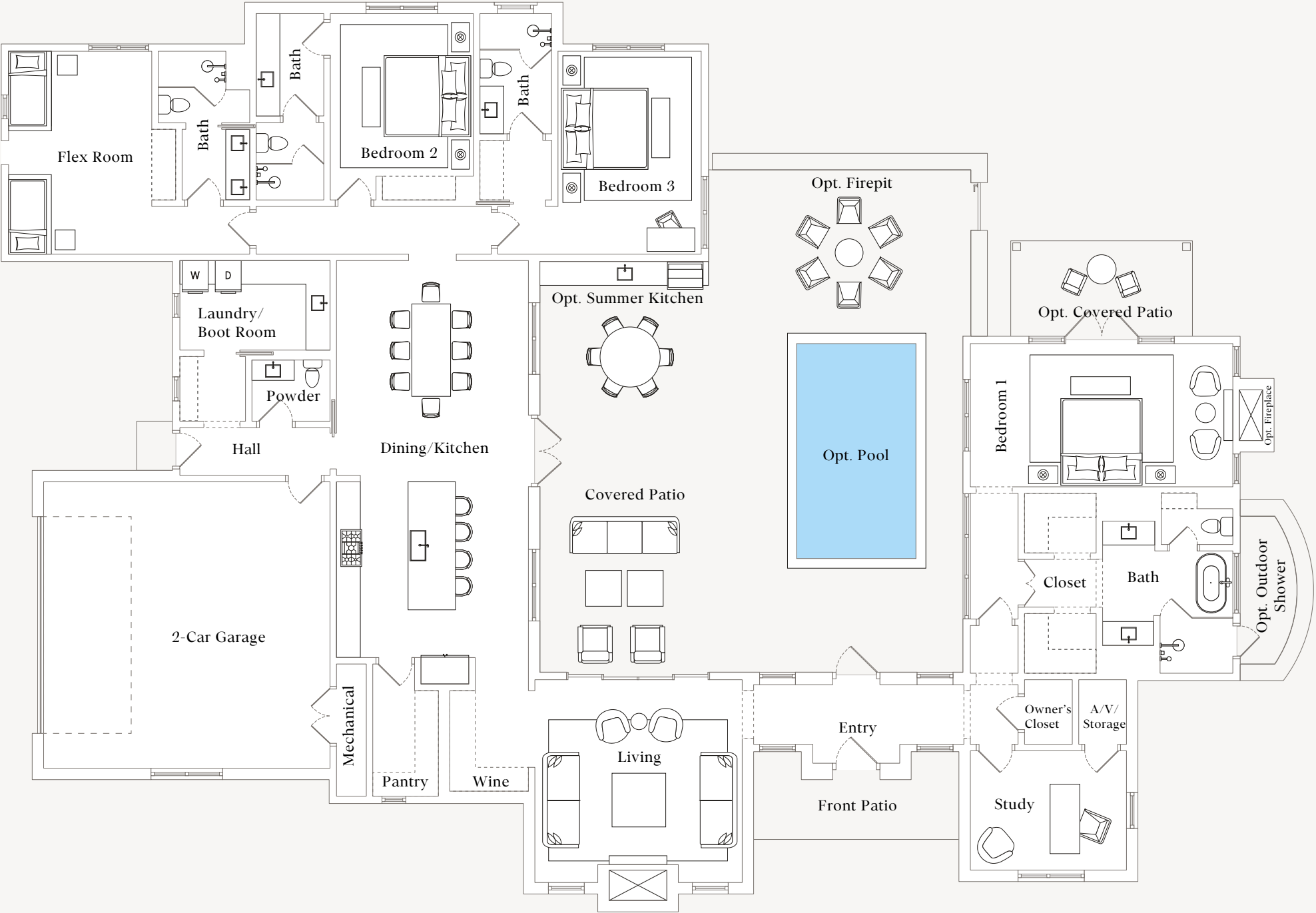
3,499 AC SF
1,263 Non-AC SF
4,763 SF TOTAL

DETAILS

3 Bedrooms
4.5 Bathrooms
1 Flex Room

FEATURES

Courtyard Focused
Study
Wine Room
Flex Room
Seamless Indoor/Outdoor Living



FOXGLOVE ESTATE DESIGN

Artist's Conceptual Rendering





FOXGLOVE ESTATE DESIGN

Artist's Conceptual Rendering



FOXGLOVE ESTATE DESIGN

Artist's Conceptual Rendering



FOXGLOVE ESTATE DESIGN

Artist's Conceptual Rendering

FOXGLOVE
ESTATE

SIZE

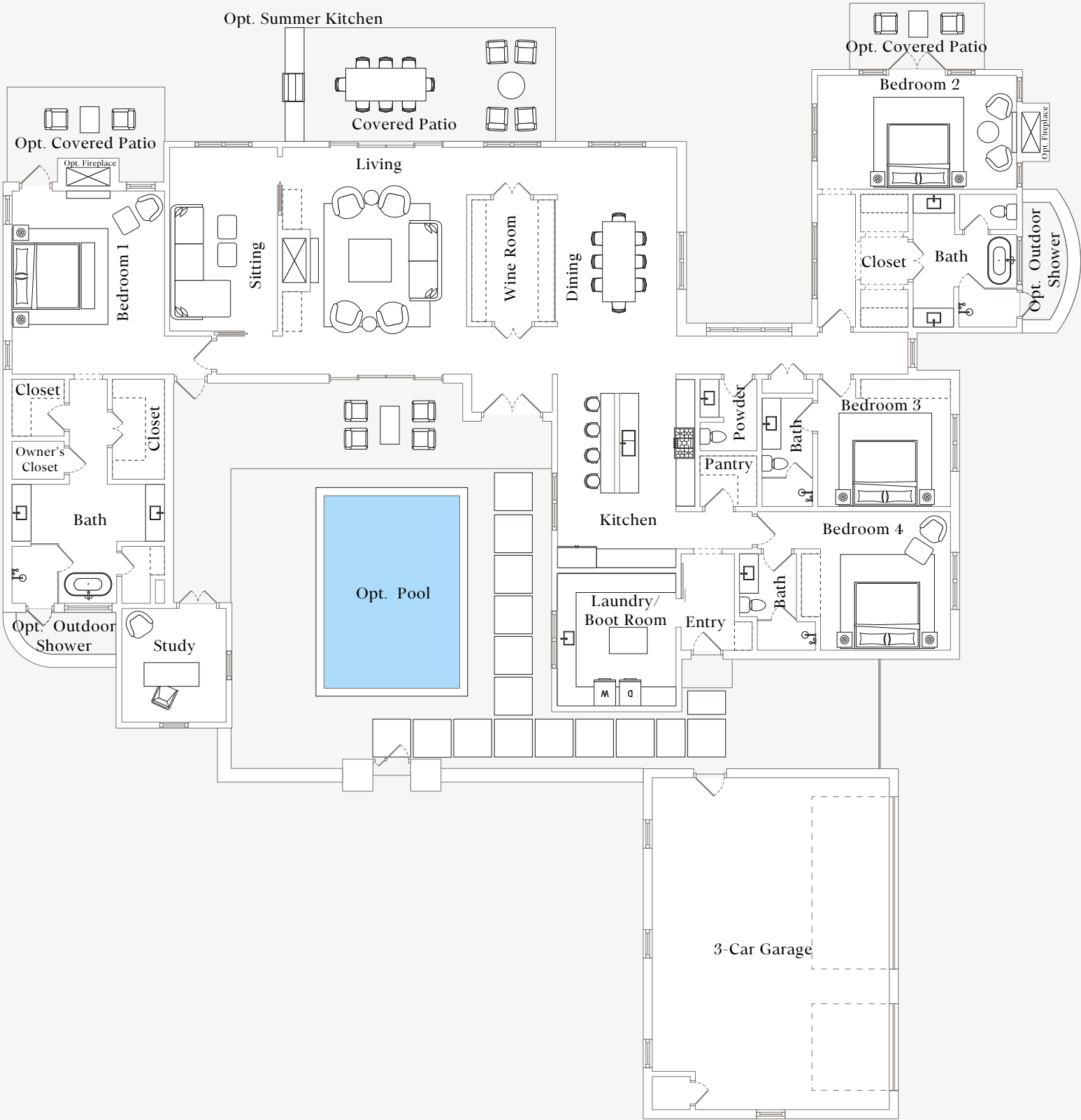
4,384 AC SF
1,908 Non-AC SF
6,292 SF TOTAL

DETAILS

4 Bedrooms
4.5 Bathrooms

FEATURES

Courtyard Focused
Detached Study
Wine Room
Bar Area
Seamless Indoor/Outdoor Living
Primary Lounge



PRIMROSE ESTATE DESIGN

Artist's Conceptual Rendering





PRIMROSE ESTATE DESIGN

Artist's Conceptual Rendering



PRIMROSE ESTATE DESIGN

Artist's Conceptual Rendering



PRIMROSE ESTATE DESIGN

Artist's Conceptual Rendering



PRIMROSE ESTATE DESIGN

Artist's Conceptual Rendering

PRIMROSE

ESTATE

SIZE

3,978 AC SF

1,398 Non-AC SF

5,376 SF TOTAL

DETAILS

4 Bedrooms

4.5 Bathrooms

FEATURES

Courtyard Focused

Study

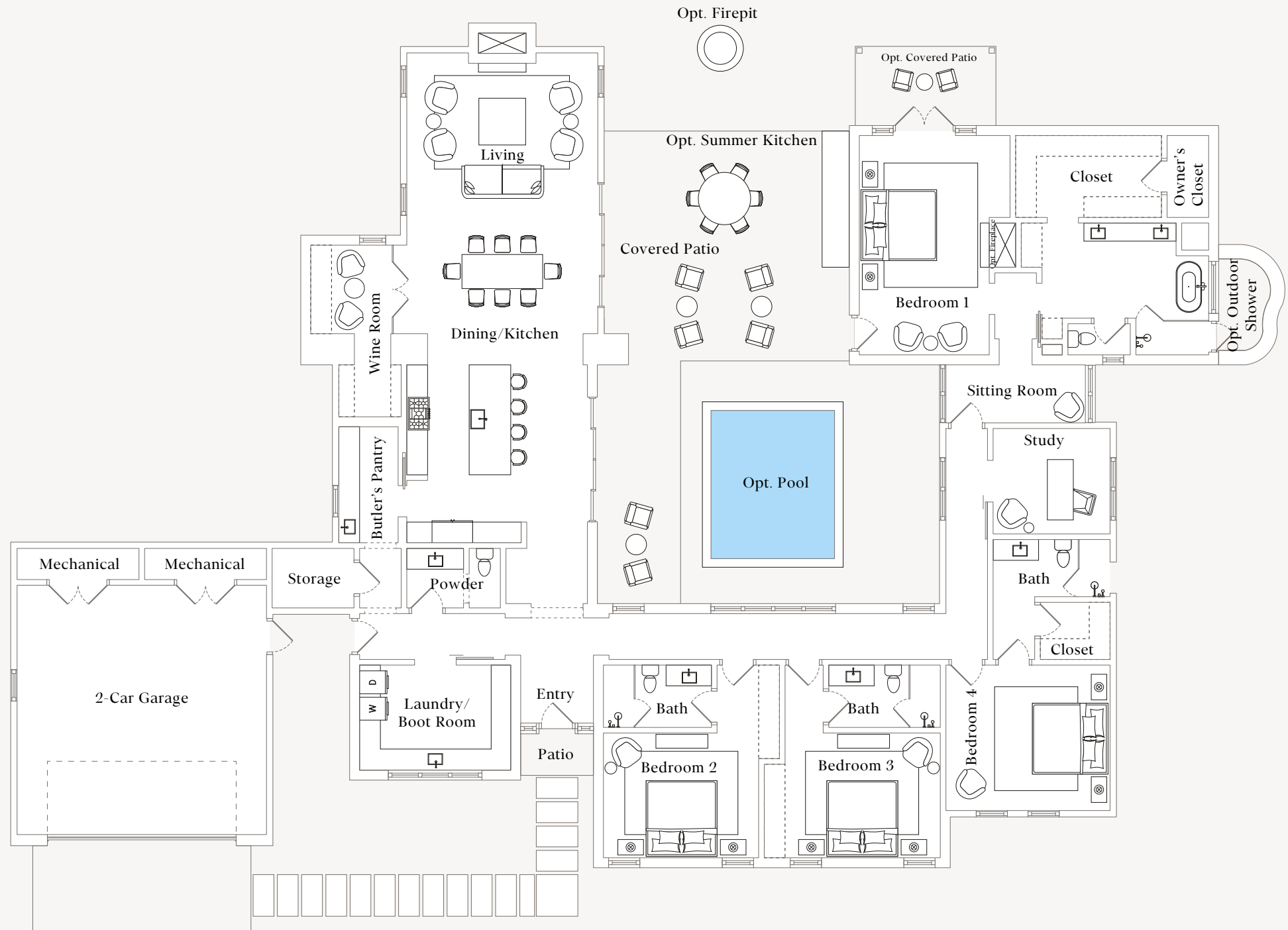
Wine Room

Large Utility/Boot Room

Primary Lounge w/ Coffee Bar

Option for Summer Kitchen

Seamless Indoor/Outdoor Living



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