



ESTATES

E-31



ESTATE

# E-31

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  
Biophilic Design  
Natural Materiality  
Courtyard  
Seamless indoor/outdoor transitions

Chef's Kitchen  
Wine Room  
Butler's Pantry  
Plunge Pool  
Outdoor Shower

Owner's Closet  
2- or 3-Car Garage







PHASE ONE ESTATES







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



## 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

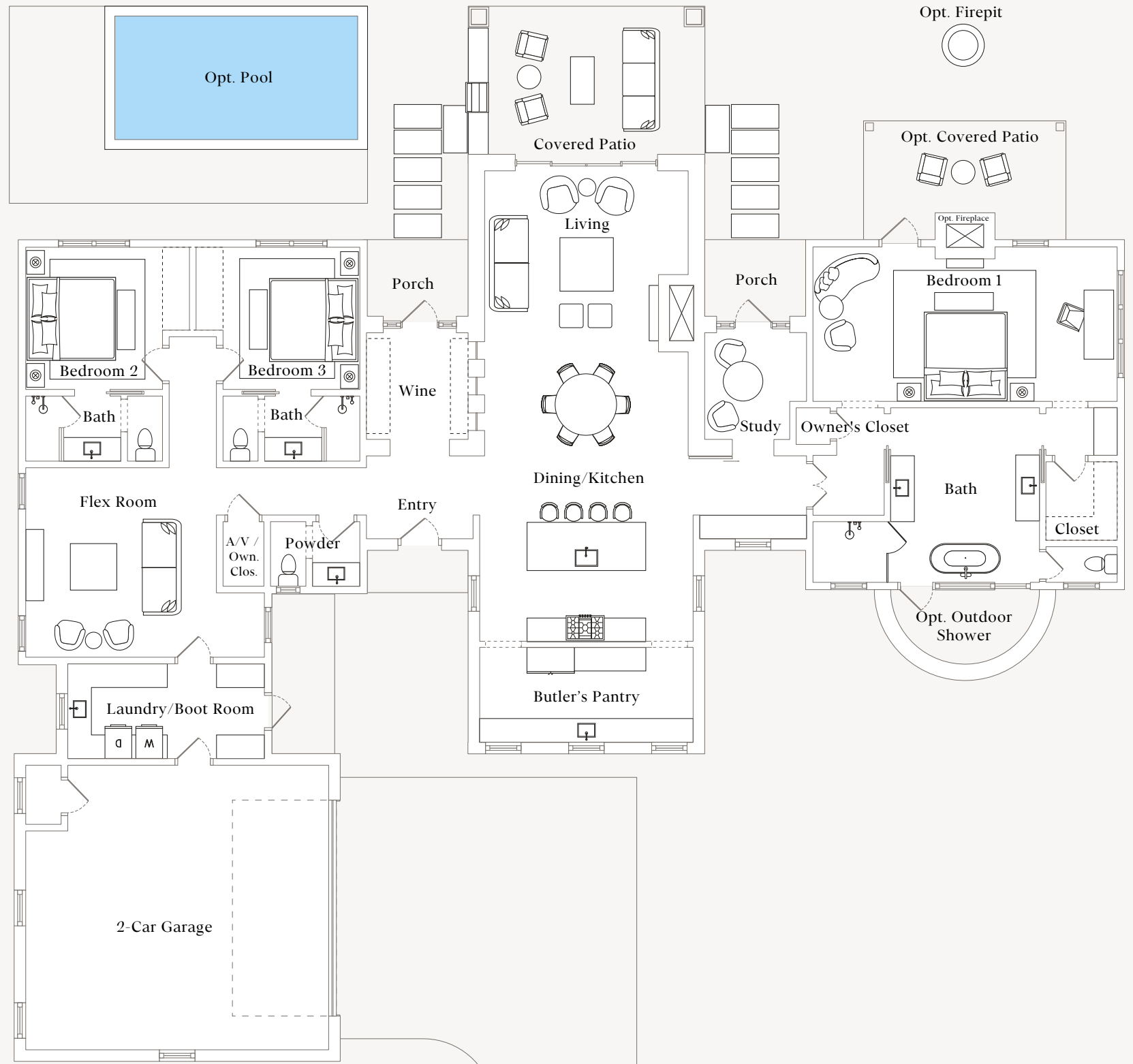
## Wine Room

## 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

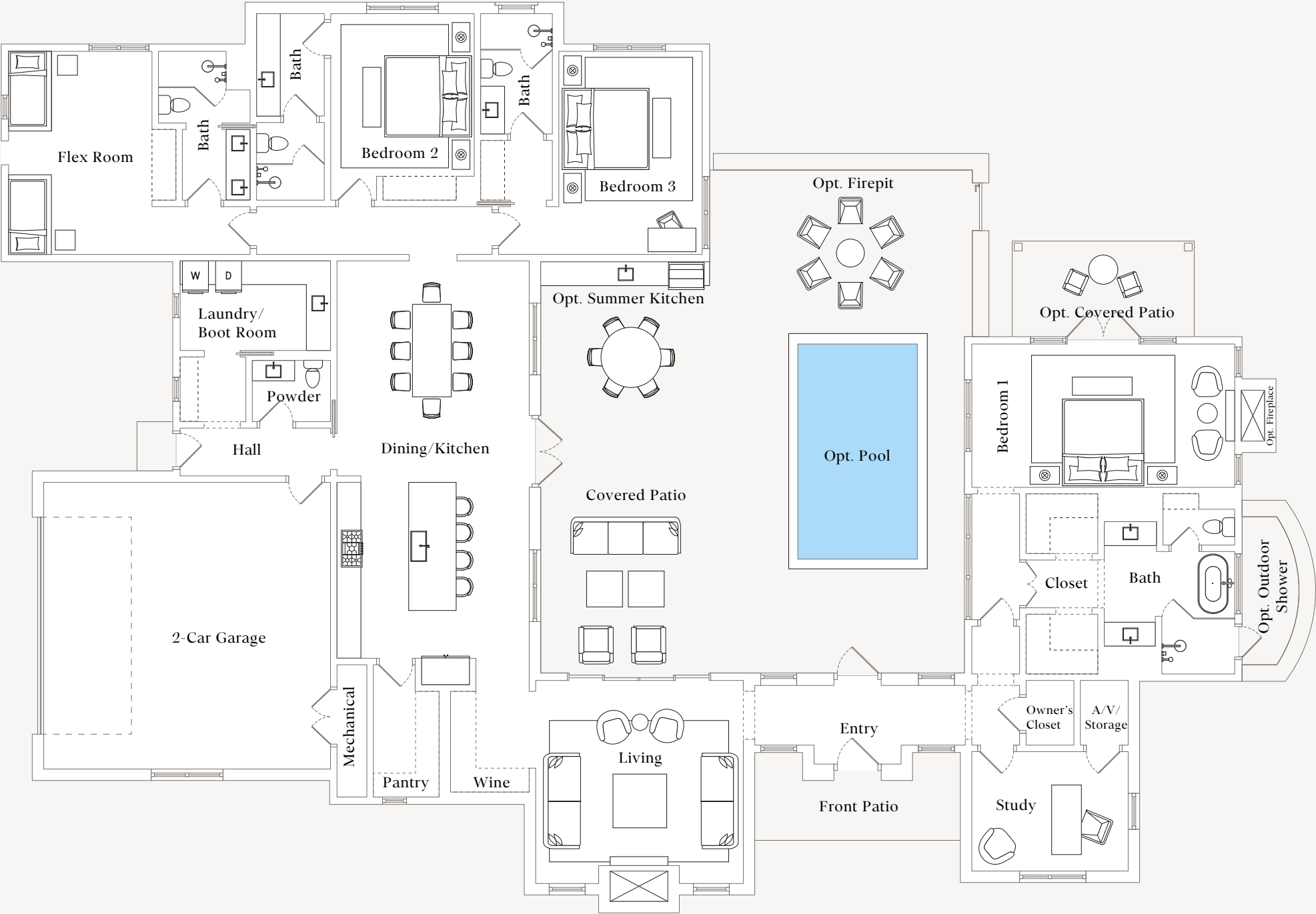
3,499 AC SF  
1,263 Non-AC SF  
4,763 SF TOTAL

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

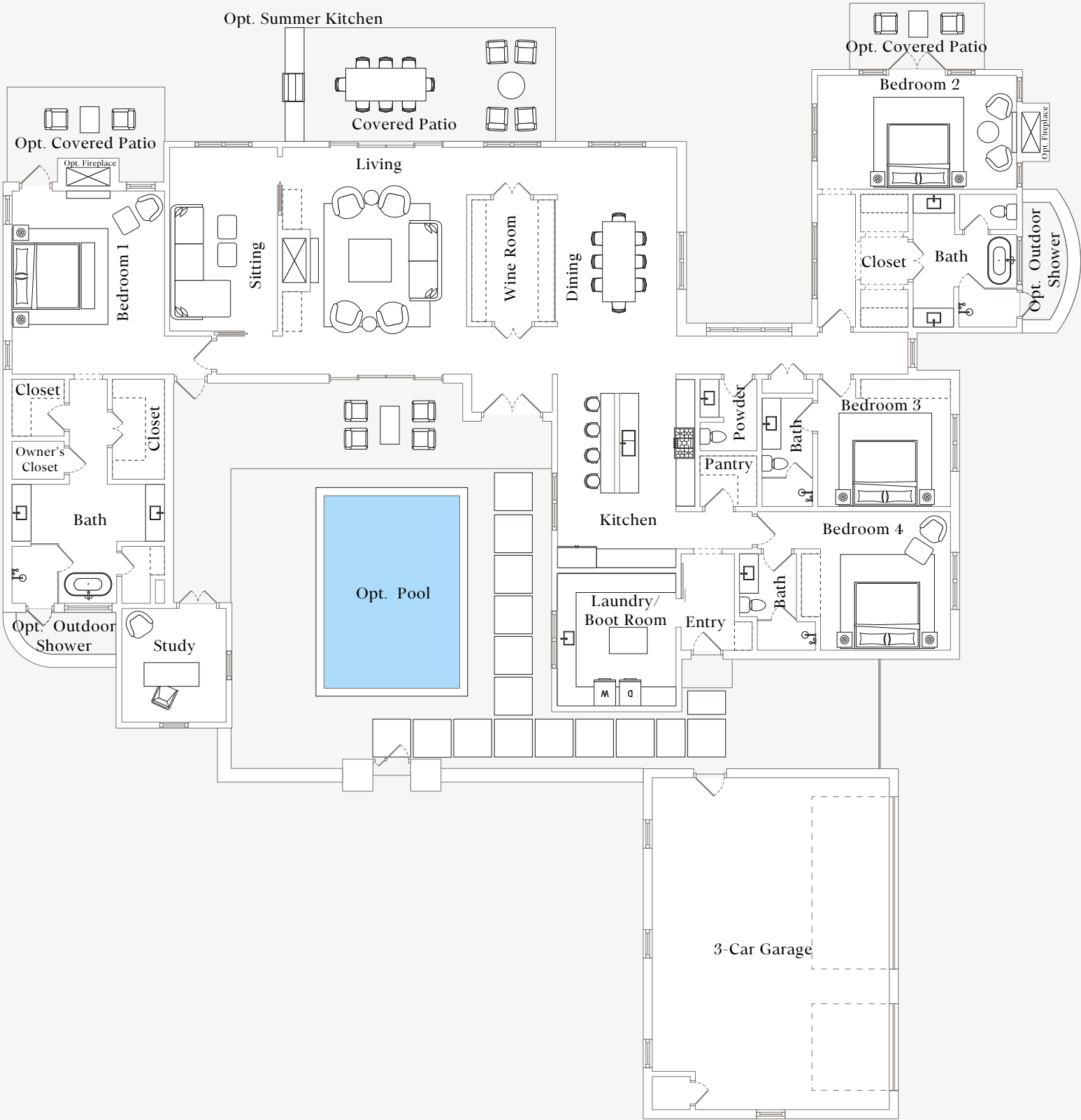
4,384 AC SF  
1,908 Non-AC SF  
6,292 SF TOTAL

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

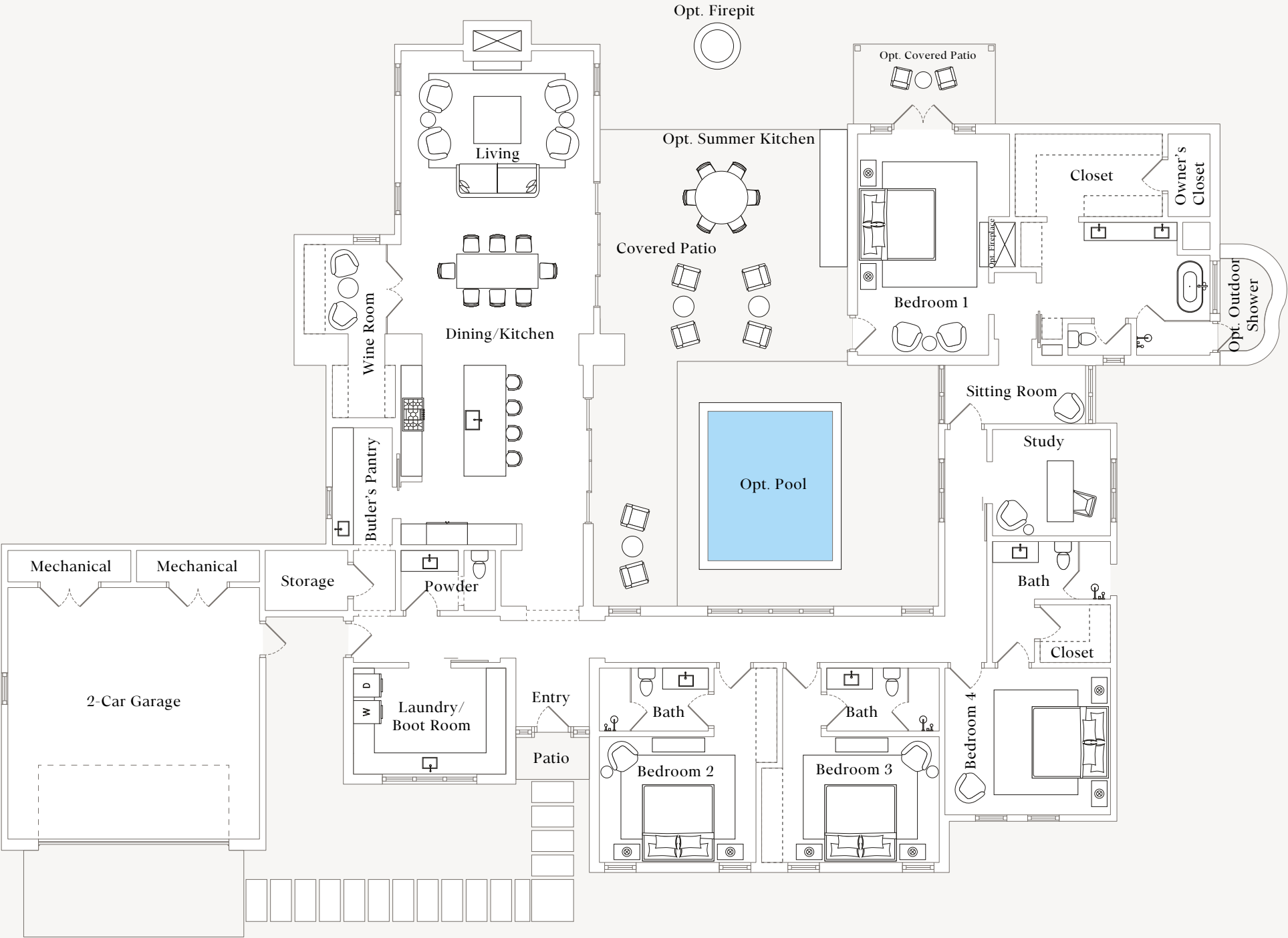


PRIMROSE  
ESTATE

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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