



ESTATES

E-32



ESTATE

# E-32

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

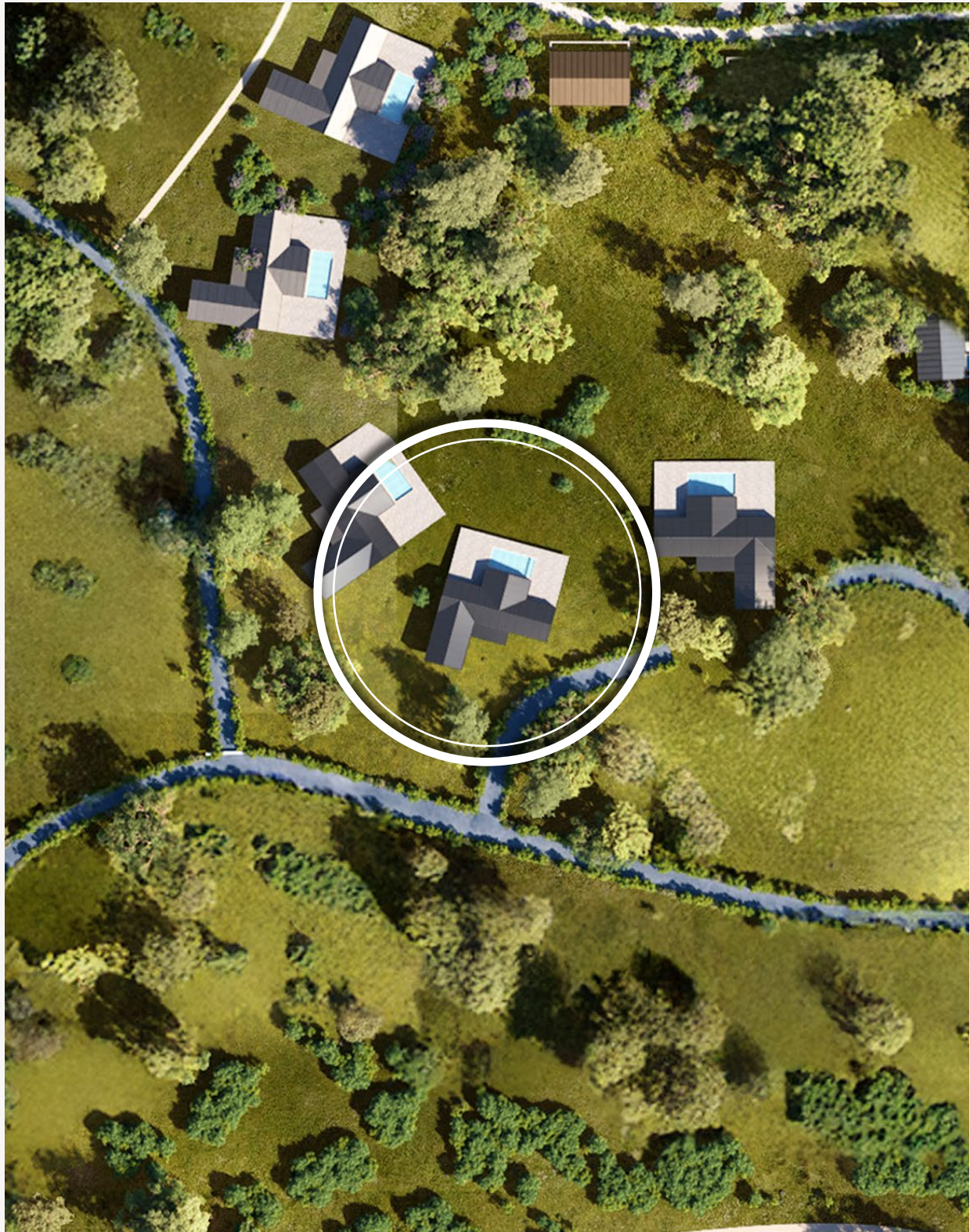
3 & 4 Bedroom Floorplans + Flex or Study  
Biophilic Design  
Natural Materiality  
Courtyard  
Seamless indoor/outdoor transitions

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

Owner's Closet  
2- or 3-Car Garage











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

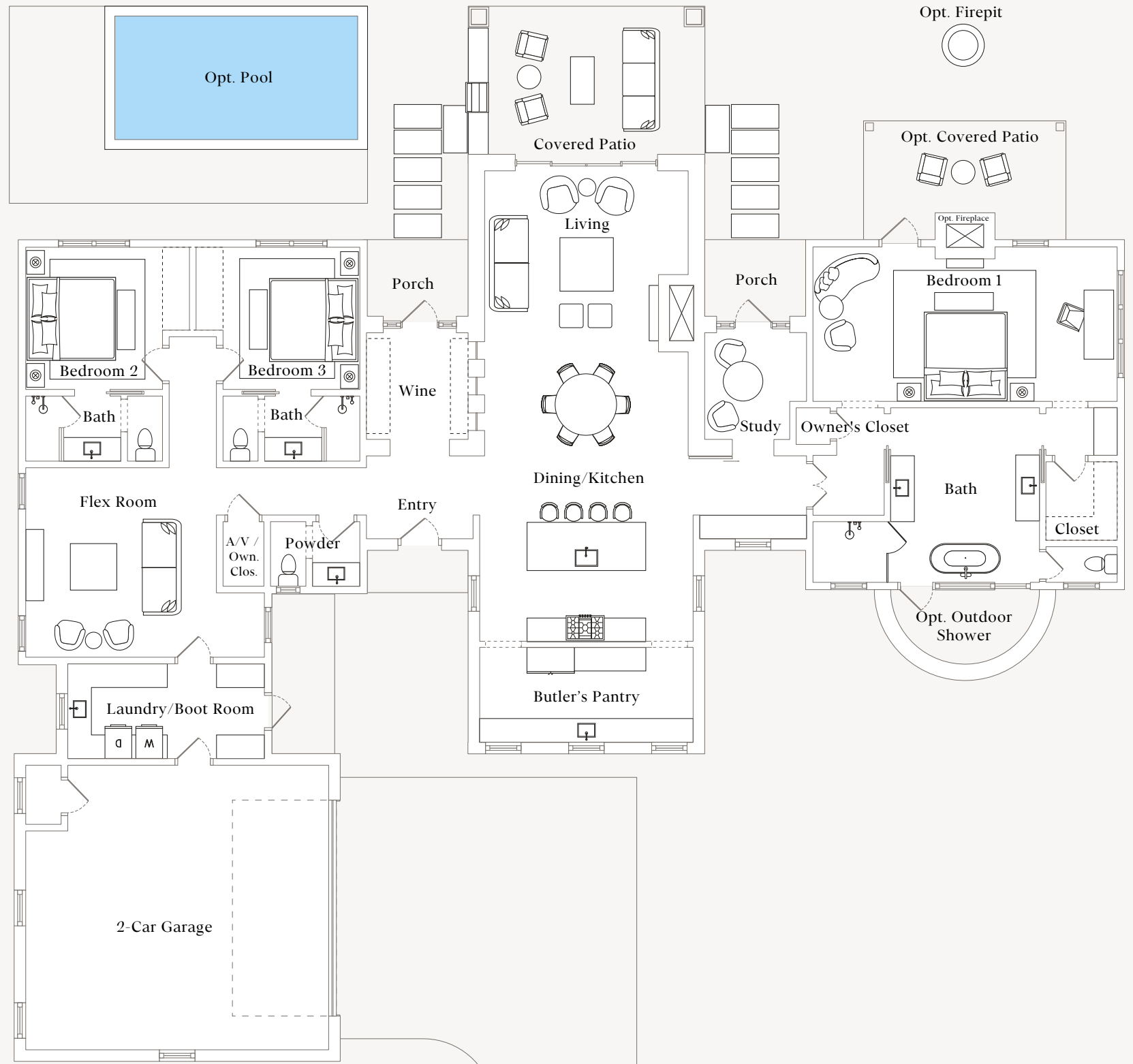
## Wine Room

## 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

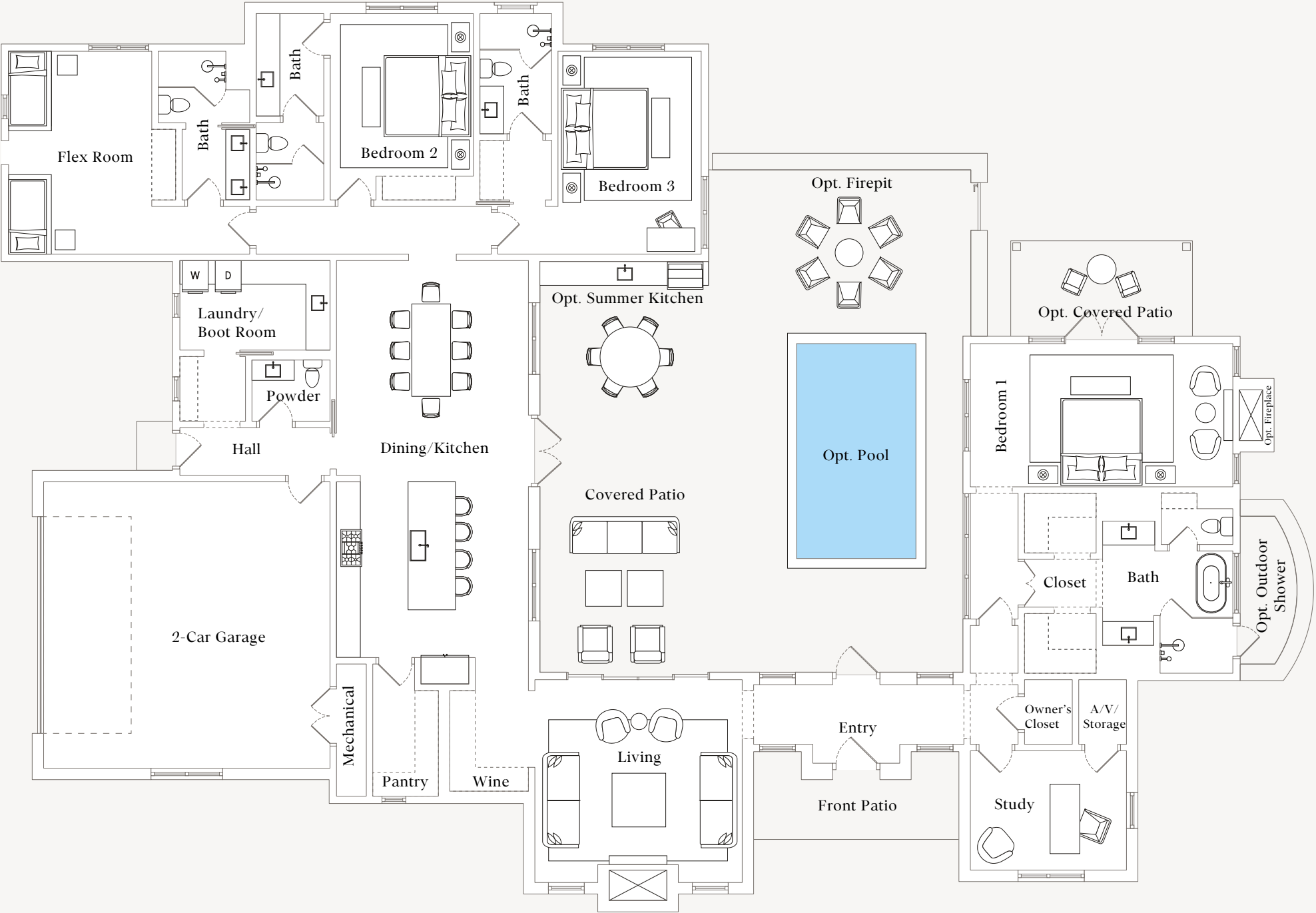
3,499 AC SF  
1,263 Non-AC SF  
4,763 SF TOTAL

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

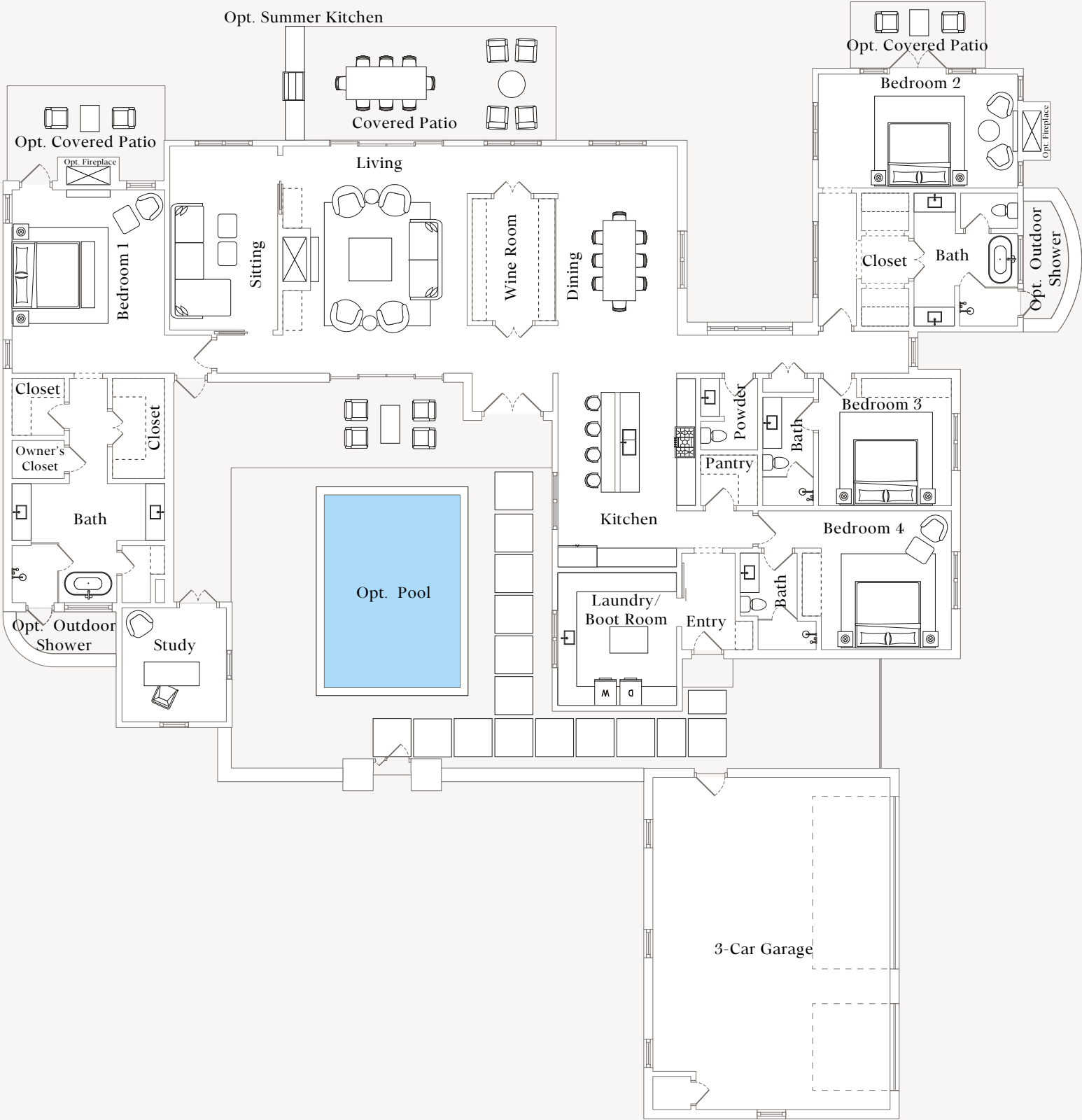
4,384 AC SF  
1,908 Non-AC SF  
6,292 SF TOTAL

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

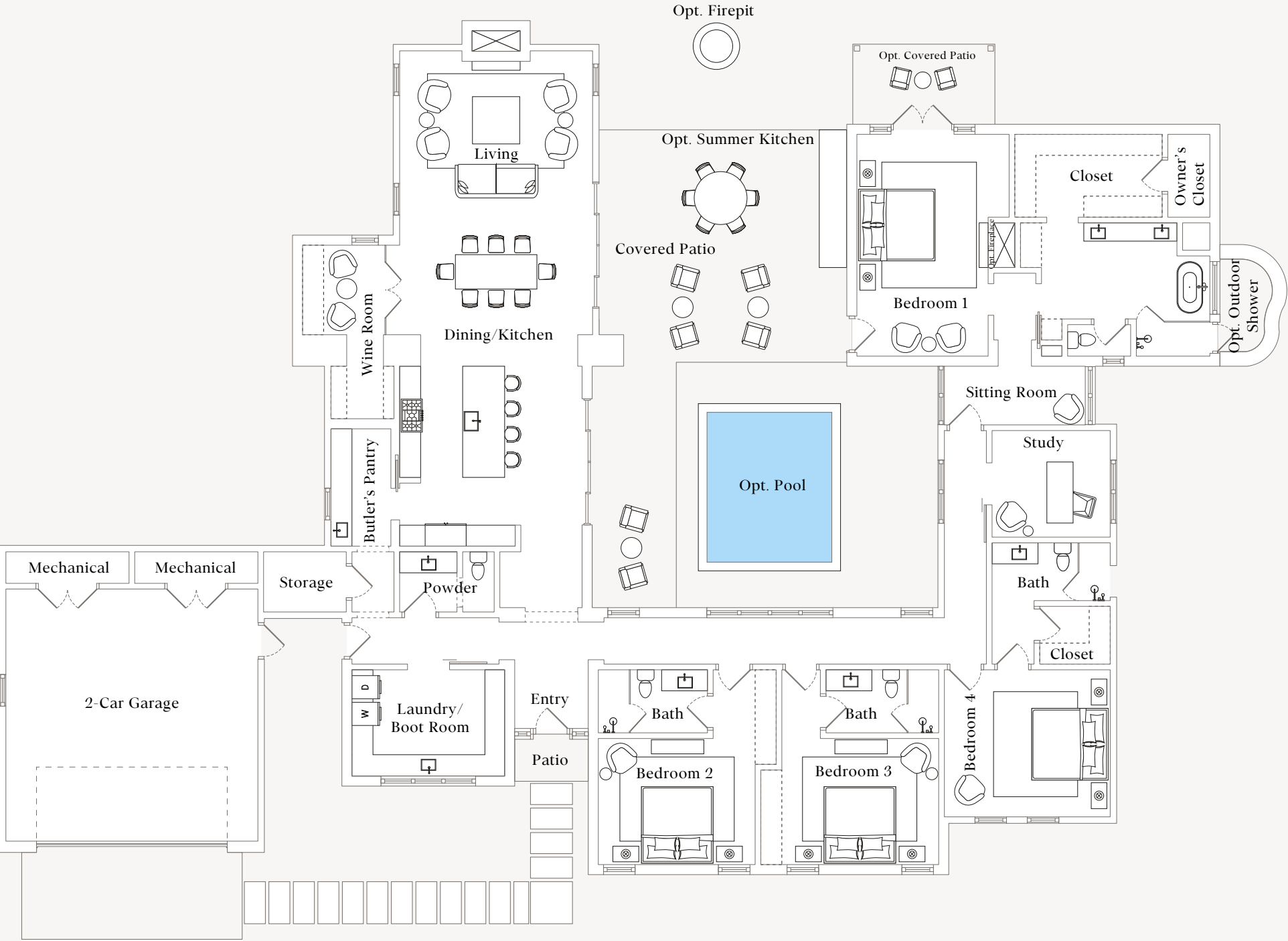
3,978 AC SF  
1,398 Non-AC SF  
5,376 SF TOTAL

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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